

CONSUMER INFORMATION STATEMENT ON NEW JERSEY REAL ESTATE RELATIONSHIPS

In New Jersey, real estate licensees are required to disclose how they intend to work with buyers and sellers in a real estate transaction. (In rental transactions, the terms "buyers" and "sellers" should be read as "tenants" and "landlords," respectively.)

1. AS A SELLER'S AGENT OR SUBAGENT, I, AS A LICENSEE, REPRESENT THE SELLER AND ALL MATERIAL INFORMATION SUPPLIED TO ME BY THE BUYER WILL BE TOLD TO THE SELLER.
2. AS A BUYER'S AGENT, I, AS A LICENSEE, REPRESENT THE BUYER AND ALL MATERIAL INFORMATION SUPPLIED TO ME BY THE SELLER WILL BE TOLD TO THE BUYER.
3. AS A DISCLOSED DUAL AGENT, I, AS A LICENSEE, REPRESENT BOTH PARTIES. HOWEVER, I MAY NOT, WITHOUT EXPRESS PERMISSION, DISCLOSE THAT THE SELLER WILL ACCEPT A PRICE LESS THAN THE LISTING PRICE OR THAT THE BUYER WILL PAY A PRICE GREATER THAN THE OFFERED PRICE.
4. AS A TRANSACTION BROKER, I, AS A LICENSEE, DO NOT REPRESENT EITHER THE BUYER OR THE SELLER. ALL INFORMATION I ACQUIRE FROM ONE PARTY MAY BE TOLD TO THE OTHER PARTY.

Before you disclose confidential information to a real estate licensee regarding a real estate transaction, you should understand what type of business relationship you have with that licensee.

There are four business relationships: (1) seller's agent; (2) buyer's agent; (3) disclosed dual agent; and (4) transaction broker. Each of these relationships imposes certain legal duties and responsibilities on the licensee as well as on the seller or buyer represented. These four relationships are defined in greater detail below. Please read carefully before making your choice.

SELLER'S AGENT

A seller's agent WORKS ONLY FOR THE SELLER and has legal obligations, called fiduciary duties, to the seller. These include reasonable care, undivided loyalty, confidentiality and full disclosure. Seller's agents often work with buyers, but do not represent the buyers. However, in working with buyers a seller's agent must act honestly. In dealing with both parties, a seller's agent may not make any misrepresentation to either party on matters

material to the transaction, such as the buyer's financial ability to pay, and must disclose defects of a material nature affecting the physical condition of the property which a reasonable inspection by the licensee would disclose.

Seller's agents include all persons licensed with the brokerage firm which has been authorized through a listing agreement to work as the seller's agent. In addition, other brokerage firms may accept an offer to work with the listing broker's firm as the seller's agents. In such cases, those firms and all persons licensed with such firms are called "sub-agents." Sellers who do not desire to have their property marketed through sub-agents should so inform the seller's agent.

BUYER'S AGENT

A buyer's agent WORKS ONLY FOR THE BUYER. A buyer's agent has fiduciary duties to the buyer which include reasonable care, undivided loyalty, confidentiality and full disclosure. However, in dealing with sellers a buyer's agent must act honestly. In dealing with both parties, a buyer's agent may not make any misrepresentations on matters material to the transaction, such as the buyer's financial ability to pay, and must disclose defects of a material nature affecting the physical condition of the property which a reasonable inspection by the licensee would disclose.

A buyer wishing to be represented by a buyer's agent is advised to enter into a separate written buyer agency contract with the brokerage firm which is to work as their agent.

DISCLOSED DUAL AGENT

A disclosed dual agent WORKS FOR BOTH THE BUYER AND THE SELLER. To work as a dual agent, a firm must first obtain the informed written consent of the buyer and the seller. Therefore, before acting as a disclosed dual agent, brokerage firms must make written disclosure to both parties. Disclosed dual agency is most likely to occur when a licensee with a real estate firm working as a buyer's agent shows the buyer properties owned by sellers for whom that firm is also working as a seller's agent or subagent.

A real estate licensee working as a disclosed dual agent must carefully explain to each party that, in addition to working as their agent, their firm will also work as the agent for the other party. They must also explain what effect their working as a disclosed dual agent will have on the fiduciary duties their firm owes to the buyer and to the seller. When working as a disclosed dual agent, a brokerage firm must have the express permission of a party prior to disclosing confidential information to the other party. Such information includes the highest price

a buyer can afford to pay and the lowest price a seller will accept and the parties' motivation to buy or sell. Remember, a brokerage firm acting as a disclosed dual agent will not be able to put one party's interests ahead of those of the other party and cannot advise or counsel either party on how to gain an advantage at the expense of the other party on the basis of confidential information obtained from or about the other party.

If you decide to enter into an agency relationship with a firm which is to work as a disclosed dual agent, you are advised to sign a written agreement with that firm.

TRANSACTION BROKER

The New Jersey Real Estate Licensing Law does not require licensees to work in the capacity of an "agent" when providing brokerage services. A transaction broker works with a buyer or a seller or both in the sales transaction without representing anyone. A TRANSACTION BROKER DOES NOT PROMOTE THE INTERESTS OF ONE PARTY OVER THOSE OF THE OTHER PARTY TO THE TRANSACTION. Licensees with such a firm would be required to treat all parties honestly and to act in a competent manner, but they would not be required to keep confidential any information. A transaction broker can locate qualified buyers for a seller or suitable properties for a buyer. They can then work with both parties in an effort to arrive at an agreement on the sale or rental of real estate and perform tasks to facilitate the closing of a transaction. A transaction broker primarily serves as a manager of the transaction, communicating information between the parties to assist them in arriving at a mutually acceptable agreement and in closing the transaction, but cannot advise or counsel either party on how to gain an advantage at the expense of the other party. Owners considering working with transaction brokers are advised to sign a written agreement with that firm which clearly states what service that firm will perform and how it will be paid. In addition any transaction brokerage agreement with a seller or landlord should specifically state whether a notice on the property to be rented or sold will or will not be circulated in any or all Multiple Listing System(s) of which that firm is a member.

YOU MAY OBTAIN LEGAL ADVICE ABOUT
THESE BUSINESS RELATIONSHIPS FROM YOUR
OWN LAWYER.

THIS STATEMENT IS NOT A CONTRACT AND IS PROVIDED FOR INFORMATIONAL PURPOSES ONLY.

ACKNOWLEDGMENT OF RECEIPT OF
CONSUMER INFORMATION STATEMENT (CIS)

FOR SELLERS AND LANDLORDS

"By signing this Consumer Information Statement, I acknowledge that I received this Statement from Karen Williams prior to discussion.

(name of brokerage firm)
my motivation to sell or lease or my desired selling or
leasing price with one of its representatives."

$S^1_{\text{max}} = 4$

FOR RIVERS AND TENANTS

FOR BUYERS AND TENANTS
"By signing this Consumer Information Statement, I
acknowledge that I received this Statement from
Keller Williams Realty Metropolis to discussing
(name of brokerage firm)
my motivation or financial ability to buy or lease with one
of its representatives."

or its representatives. DocuSigned by:

3/27/2024 | 9:14 PDT

Signed: _____ 2C373332F8304C8...

Signed: _____

DECLARATION OF BUSINESS RELATIONSHIP
I, EDWIN KUNICA, as an authorized
(name of licensee)
representative of Keller Williams Realty Metropolitan
(name of brokerage firm)

intend, as of this time, to work with you as a (indicate one of the following):

- Seller's Agent Only
- Buyer's Agent Only
- Seller's Agent and Disclosed Dual Agent if the opportunity arises
- Buyer's Agent and Disclosed Dual Agent if the opportunity arises
- Transaction Broker Only
- Seller's Agent on properties on which this firm is acting as the seller's agent and transaction broker on other properties

DATE: 3/20/2024



NEW JERSEY REALTORS® STANDARD FORM OF
EXCLUSIVE BUYER AGENCY AGREEMENT

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GENNADY MEZHIBOVSKY

1 1. AGENCY: _____ and _____ referred to in
2 (Buyer) (Buyer)
3

4 this Agreement as "Buyer" hereby designate Keller Williams Realty Metropolitan
5 (Brokerage Firm)
6

7 as Buyer's exclusive agent, referred to in this Agreement as "Buyer's Agent", for the purpose of searching for, locating, and purchasing
8 real estate by Buyer in the following, 263 BULEVARD (municipality(ies)), pursuant to all of the
9 terms and conditions set forth below.
10 P. PLAINS NJ

11 2. DOES BUYER HAVE A BUSINESS RELATIONSHIP WITH ANOTHER BROKER? YES NO
12 Buyer represents to Buyer's Agent that no other buyer's agency agreement is presently in effect. Buyer agrees not to enter into any such
13 agreement during the term of this Agreement.

14 3. DECLARATION OF BUSINESS RELATIONSHIP: The real estate license law of the State of New Jersey requires every real
15 estate licensee to declare the basis of the business relationship being established between such licensee and Buyer. Accordingly,
16 I, EDWIN KALINKA AS AN AUTHORIZED REPRESENTATIVE OF
17 (Name of Licensee) Keller Williams Realty Metropolitan INTEND, AS OF THIS TIME, TO WORK WITH YOU (buyer)
18 (Name of Firm)

19 AS A: (choose one)
20 BUYER'S AGENT ONLY BUYER'S AGENT AND DISCLOSED DUAL AGENT IF THE OPPORTUNITY ARISES.

21 4. TERM: This Agency Agreement shall commence on 3/26/24 and shall expire at midnight on the _____ day
22 of 6/26/2024 or three (3) days after receipt by Buyer's Agent of a written termination notice from Buyer, whichever
23 shall first occur.

24 5. BROKERAGE FEE: In consideration of the services rendered by Buyer's Agent on behalf of Buyer, Buyer agrees to pay to Buyer's
25 Agent a brokerage fee of 2.5%. The brokerage fee shall be earned, due and payable by Buyer to Buyer's
26 Agent if any property introduced by Buyer's Agent to Buyer during the term of this Agreement is purchased by Buyer prior to the expira-
27 tion of this Agreement, or within _____ days after the termination of this Agreement. However, except where Buyer's Agent
28 is a disclosed dual agent in which case the entire brokerage fee must be paid by either Buyer or seller, if the seller of such property autho-
29 rizes the listing broker to pay a portion of the listing broker's brokerage fee to Buyer's Agent, that portion of such brokerage fee shall be
30 credited against Buyer's obligation to Buyer's Agent as set forth above. In such event, Buyer agrees to pay to Buyer's Agent, at closing, the
31 difference between the amount so received from the listing broker and the total brokerage fee due to Buyer's Agent as referred to in this
32 paragraph, unless, as a term or condition of the contract of sale, the seller has agreed to pay such difference to Buyer's Agent at closing.

33 6. BUYER'S AGENT'S DUTY: Buyer's Agent shall:

- Use diligence in its search to locate a property which is acceptable to Buyer.
- Use professional knowledge and skills to assist Buyer to negotiate for the purchase of such property.
- Assist the Buyer throughout the transaction and to represent Buyer's best interests.

34 7. BUYER'S DUTY: Buyer shall:

- Provide accurate and relevant personal information to Buyer's Agent regarding Buyer's financial ability to purchase real estate.
- Advise Buyer's Agent of any home offered for sale to Buyer where Buyer may have an interest in purchasing such property.
- Submit through Buyer's Agent, any offer to purchase or contract on a property which was shown to Buyer by Buyer's Agent.

35 8. OTHER BUYERS: Other potential buyers may be interested in the same properties as Buyer. It is agreed that Buyer's Agent may
36 represent such other potential buyers whether such representation arises prior to, during, or after the termination of this Agreement. In
37 any such situation, Buyer agrees that Buyer's Agent will not disclose to any other potential buyer the terms of the Buyer's offer or any other
38 confidential information concerning the Buyer and also will not disclose to Buyer the terms of any other buyer's offer or any confidential
39 information concerning the other buyer(s).

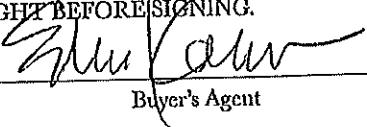


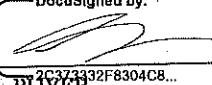
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52 9. **DUAL AGENCY:** Buyer understands that Buyer's Agent may elect to represent a seller as well as Buyer in the sale and purchase of
53 such seller's property. In such event, Buyer acknowledges that Buyer's Agent will be a dual agent, and pursuant to law, will have to obtain
54 the written informed consent of both the seller and Buyer for the Buyer's Agent to be a Disclosed Dual Agent. Buyer understands that by
55 consenting to the Buyer's Agent to be a Disclosed Dual Agent, there will be a limitation on the Buyer's Agent's ability to represent either
56 the Buyer or seller fully and exclusively. Buyer's Agent, when acting as a Disclosed Dual Agent, will not be able to put either the seller's
57 or the Buyer's interests ahead of the other's. Buyer's consent to Buyer's Agent being a Disclosed
58 Dual Agent shall be deemed to have been given only when the "Informed Consent to Dual Agency" is signed by the
59 Buyer.

60
61 10. Buyer acknowledges receipt of the Consumer Information Statement on New Jersey Real Estate Relationships.

62
63 11. Buyer hereby acknowledges receipt of a signed copy of this legally binding Agreement and agrees to be bound by and comply with
64 its terms and conditions.

65
66 IF BUYER DOES NOT UNDERSTAND ALL OF THE TERMS OF THIS AGREEMENT, LEGAL ADVICE SHOULD BE
67 SOUGHT BEFORE SIGNING.

68 By: 
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70 Buyer's Agent

DocuSigned by:

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72 BUYER
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3/27/2024 | 9:14 PDT
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BUYER Date

75 * P A Y D BY SELLER, AS PER LISTING AGREEMENT
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NOTICE
TO BUYER AND SELLER
READ THIS NOTICE BEFORE SIGNING THE CONTRACT

The Law requires real estate brokers to give you the following information before you sign this contract. It requires us to tell you that you must read all of it before you sign. The purpose is to help you in this purchase or sale.

1) As a real estate broker, I represent: the seller, not the buyer; the buyer, not the seller;

both the seller and the buyer; neither the seller nor the buyer.

The title company does not represent either the seller or the buyer.

2) You will not get any legal advice unless you have your own lawyer. Neither I nor anyone from the title company can give legal advice to either the buyer or the seller. If you do not hire a lawyer, no one will represent you in legal matters now or at the closing. Neither I nor the title company will represent you in those matters.

3) The contract is the most important part of the transaction. It determines your rights, risks, and obligations. Signing the contract is a big step. A lawyer would review the contract, help you to understand it, and to negotiate its terms.

4) The contract becomes final and binding unless your lawyer cancels it within the following three business days. If you do not have a lawyer, you cannot change or cancel the contract unless the other party agrees. Neither can the real estate broker nor the title insurance company change the contract.

5) Another important service of a lawyer is to order a survey, title report, or other important reports. The lawyer will review them and help to resolve any questions that may arise about the ownership and condition of the property. These reports and survey can cost you a lot of money. A lawyer will also prepare the documents needed to close title and represent you at the closing.

6) A buyer without a lawyer runs special risks. Only a lawyer can advise a buyer about what to do if problems arise concerning the purchase of this property. The problems may be about the seller's title, the size and shape of the property, or other matters that may affect the value of the property. If either the broker or the title company knows about the problems, they should tell you. But they may not recognize the problem, see it from your point of view, or know what to do. Ordinarily, the broker and the title company have an interest in seeing that the sale is completed, because only then do they usually receive their commissions. So, their interests may differ from yours.

7) Whether you retain a lawyer is up to you. It is your decision. The purpose of this notice is to make sure that you have the information needed to make your decision.

DocuSigned by:

Paul Dolengo

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SELLER

3/27/2024

DATE

DocuSigned by:



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3/27/2024 | 9:14 PDT

BUYER

DATE

SELLER

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Dr. Edwin Kalinka

0498A250E004472...

Listing Broker

DATE

BUYER

DATE


Selling Broker

Prepared by: Patricia K. Knudsen
Name of Real Estate Licensee

DocuSign Envelope ID: 67CDBAC5-A6B5-4464-A59B-8E2B78D78EFD **REALTORS® STANDARD FORM
OF REAL ESTATE SALES CONTRACT**



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THIS FORM MAY BE USED ONLY IN THE SALE OF A ONE TO FOUR-FAMILY RESIDENTIAL PROPERTY OR VACANT ONE-FAMILY LOTS. THIS FORM IS SUITABLE FOR USE ONLY WHERE THE SELLER HAS PREVIOUSLY EXECUTED A WRITTEN LISTING AGREEMENT.

THIS IS A LEGALLY BINDING CONTRACT THAT WILL BECOME FINAL WITHIN THREE BUSINESS DAYS. DURING THIS PERIOD YOU MAY CHOOSE TO CONSULT AN ATTORNEY WHO CAN REVIEW AND CANCEL THE CONTRACT. SEE SECTION ON ATTORNEY REVIEW FOR DETAILS.

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16. 1. PARTIES AND PROPERTY DESCRIPTION:

Gennady GENNADY ("Buyer"), _____, ("Buyer"),

MEZHI BOVSKY ("Buyer"), _____, ("Buyer"),

whose address is/are 7131 PERRY LANE, BROOKLYN NY 11234

24. 25. AGREES TO PURCHASE FROM

PAUL DOLENGO ("Seller"), _____, ("Seller"),

_____ ("Seller"), _____, ("Seller"),

whose address is/are 203 BOULEVARD, POMPTON PLAINS NJ 07444

33. 34. THROUGH THE BROKER(S) NAMED IN THIS CONTRACT AT THE PRICE AND TERMS STATED BELOW, THE
FOLLOWING PROPERTY:

35. Property Address: 203 BOULEVARD

36. shown on the municipal tax map of PEROANNOCK TWP County MORRIS

37. as Block 2106 Lot 00007 (the "Property") Qualifier _____ (if the Property is a condominium).
38. THE WORDS "BUYER" AND "SELLER" INCLUDE ALL BUYERS AND SELLERS LISTED ABOVE.

43. 44. 2. PURCHASE PRICE:
TOTAL PURCHASE PRICE 839,000. -
INITIAL DEPOSIT \$ 5000. -
ADDITIONAL DEPOSIT \$ 57,925. -
MORTGAGE \$ 713,150. -
BALANCE OF PURCHASE PRICE \$ 62,925. -

Buyer's
Initials: DS

Seller's
Initials: PD



51 3. MANNER OF PAYMENT:

52 (A) INITIAL DEPOSIT to be paid by Buyer to Listing Broker Participating Broker Buyer's Attorney Title Company
53 Other _____, on or before EXPIRATION OF (date) (if left blank, then within five (5)
54 business days after the fully signed Contract has been delivered to both the Buyer and the Seller). CONTRACT

55 (B) ADDITIONAL DEPOSIT to be paid by Buyer to the party who will be responsible for holding the escrow who is identified below
56 on or before _____ (date) (if left blank, then within ten (10) calendar days after the fully signed Contract has been
57 delivered to both the Buyer and the Seller).

58 (C) ESCROW: All initial and additional deposit monies paid by Buyer shall be held in escrow in the NON-INTEREST
59 BEARING TRUST ACCOUNT of BUYER ATTORNEY, ("Escrowee"), until the Closing, at which time all
60 monies shall be paid over to Seller. The deposit monies shall not be paid over to Seller prior to the Closing, unless otherwise agreed
61 in writing by both Buyer and Seller. If Buyer and Seller cannot agree on the disbursement of these escrow monies, the Escrowee may
62 place the deposit monies in Court requesting the Court to resolve the dispute.

63 (D) IF PERFORMANCE BY BUYER IS CONTINGENT UPON OBTAINING A MORTGAGE:

64 If payment of the purchase price requires a mortgage loan other than by Seller or other than assumption of Seller's mortgage,
65 Buyer shall apply for the loan through any lending institution of Buyer's choice in writing on lender's standard form within ten (10)
66 calendar days after the attorney-review period is completed or, if this Contract is timely disapproved by an attorney as provided in the
67 Attorney-Review Clause Section of this Contract, then within ten (10) calendar days after the parties agree to the terms of this Contract,
68 and use best efforts to obtain it. Buyer shall supply all necessary information and fees required by the proposed lender and shall authorize
69 the lender to communicate with the real estate brokers(s) and involved attorney(s). Buyer shall obtain a written commitment from the
70 lending institution to make a loan on the property under the following terms:

71 Principal Amount \$713,150 Type of Mortgage: VA FHA Section 203(k) Conventional Other _____
72 Term of Mortgage: 30 years, with monthly payments based on a 30 year payment schedule.

73 The written mortgage commitment must be delivered to Seller's agent, who is the Listing Broker identified in Section 30, and Seller's
74 attorney, if applicable, no later than MAY 13 2024 (date) (if left blank, then within thirty (30) calendar days after
75 the attorney-review period is completed or, if this Contract is timely disapproved by an attorney as provided in the Attorney-Review
76 Clause Section of this Contract, then within thirty (30) calendar days after the parties agree to the terms of this Contract). Thereafter,
77 if Buyer has not obtained the commitment, then either Buyer or Seller may void this Contract by written notice to the other party and
78 Broker(s) within ten (10) calendar days of the commitment date or any extension of the commitment date, whichever is later. If this
79 Contract is voided, the deposit monies paid by Buyer shall be returned to Buyer notwithstanding any other provision in this Contract,
80 provided, however, if Seller alleges in writing to Escrowee within said ten (10) calendar days of the commitment date or any extension of
81 the commitment date, whichever is later, that the failure to obtain the mortgage commitment is the result of Buyer's bad faith, negligence,
82 intentional conduct or failure to diligently pursue the mortgage application, then Escrowee shall not return the deposit monies to Buyer
83 without the written authorization of Seller. If Buyer has applied for Section 203(k) financing this Contract is contingent upon mortgage
84 approval and the Buyer's acceptance of additional required repairs as determined by the lender.

85 (E) BALANCE OF PURCHASE PRICE: The balance of the purchase price shall be paid by Buyer in cash, or by certified, cashier's
86 check or trust account check.

87 Payment of the balance of the purchase price by Buyer shall be made at the closing, which will take place on JUNE 5, 2024
88 (date) at the office of Buyer's closing agent or such other place as Seller
89 and Buyer may agree ("the Closing").

90 4. SUFFICIENT ASSETS:

91 Buyer represents that Buyer has or will have as of the Closing, all necessary cash assets, together with the mortgage loan proceeds, to
92 complete the Closing. Should Buyer not have sufficient cash assets at the Closing, Buyer will be in breach of this Contract and Seller shall
93 be entitled to any remedies as provided by law.

94 5. ACCURATE DISCLOSURE OF SELLING PRICE:

95 Buyer and Seller certify that this Contract accurately reflects the gross sale price as indicated in Section 2 of this Contract. Buyer and
96 Seller understand and agree that this information shall be disclosed to the Internal Revenue Service and other government agencies as
97 required by law.

98 6. ITEMS INCLUDED IN SALE:

99 The Property includes all fixtures permanently attached to the building(s), and all shrubbery, plantings and fencing, gas and electric
100 fixtures, cooking ranges and ovens, hot water heaters, flooring, screens, stormi sashes, shades, blinds, awnings, radiator covers, heating
101 Seller's
102 Buyer's
103 Initials: PP
104 Initials: PP
105 Initials: PP
106 Initials: PP
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111 apparatus and sump pumps, if any, except where owned by tenants, are included in this sale. All of the appliances shall be in working
112 order as of the Closing. Seller does not guarantee the condition of the appliances after the Deed and affidavit of title have been delivered
113 to Buyer at the Closing. The following items are also specifically included (If reference is made to the MLS Sheet and/or any other
114 document, then the document(s) referenced should be attached.):

115 *SEE ATTACHED MLS*

116
117
118 7. ITEMS EXCLUDED FROM SALE: (If reference is made to the MLS Sheet and/or any other document, then the document(s)
119 referenced should be attached.):

120 *SEE ATTACHED MLS*

121 8. DATES AND TIMES FOR PERFORMANCE:

122 Seller and Buyer agree that all dates and times included in this Contract are of the essence. This means that Seller and Buyer must satisfy
123 the terms of this Contract within the time limits that are set in this Contract or will be in default, except as otherwise provided in this
124 Contract or required by applicable law, including but not limited to if the Closing has to be delayed either because a lender does not timely
125 provide documents through no fault of Buyer or Seller or for three (3) business days because of the change of terms as required by the
126 Consumer Financial Protection Bureau.

127 If Seller requests that any addendum or other document be signed in connection with this Contract, "final execution date," "acknowl-
128 edgement date," or similar language contained in such document that sets the time period for the completion of any conditions or contin-
129 gencies, including but not limited to inspections and financing, shall mean that the time will begin to run after the attorney-review period
130 is completed or, if this Contract is timely disapproved by an attorney as provided in the Attorney-Review Clause Section of this Contract,
131 then from the date the parties agree to the terms of this Contract.

132 Buyer selects TO BE ADVISED ("Closing Agent") as the title company, attorney or other entity or person to con-
133 duct the Closing. If the Closing Agent is an entity or person other than the Buyer's attorney, Buyer agrees to timely contact the Closing
134 Agent to schedule the Closing after the attorney-review period is completed or, if the Contract is timely disapproved by an attorney as
135 provided in the Attorney-Review Clause Section of this Contract, then after the parties agree to the terms of this Contract.

136 9. CERTIFICATE OF OCCUPANCY AND ZONING COMPLIANCE:

137 Seller makes no representations concerning existing zoning ordinances, except that Seller's use of the Property is not presently in violation
138 of any zoning ordinances.

139 Some municipalities may require a Certificate of Occupancy or Housing Code Letter to be issued. If any is required for this Property,
140 Seller shall obtain it at Seller's expense and provide to Buyer prior to Closing and shall be responsible to make and pay for any repairs
141 required in order to obtain the Certificate or Letter. However, if this expense exceeds \$1500. (if left blank, then 1.5% of the
142 purchase price) to Seller, then Seller may terminate this Contract and refund to Buyer all deposit monies plus Buyer's reasonable expenses,
143 if any, in connection with this transaction unless Buyer elects to make repairs in excess of said amount at Buyer's expense, in which event
144 Seller shall not have the right to terminate this Contract. In addition, Seller shall comply with all New Jersey laws, and local ordinances,
145 Seller shall not have the right to terminate this Contract. An unconfirmed assessment is a potential lien that, when approved by the appropriate governmental entity, will become a legal claim against
146 the Property.

147 10. MUNICIPAL ASSESSMENTS: (Seller represents that Seller has has not been notified of any such municipal assessments as
148 explained in this Section.)

149 Title shall be free and clear of all assessments for municipal improvements, including but not limited to municipal liens, as well as
150 assessments and liabilities for future assessments for improvements constructed and completed. All confirmed assessments and all
151 unconfirmed assessments that have been or may be imposed by the municipality for improvements that have been completed as of the
152 Closing are to be paid in full by Seller or credited to Buyer at the Closing. A confirmed assessment is a lien against the Property. An
153 unconfirmed assessment is a potential lien that, when approved by the appropriate governmental entity, will become a legal claim against
154 the Property.

155 11. QUALITY AND INSURABILITY OF TITLE:

156 At the Closing, Seller shall deliver a duly executed Bargain and Sale Deed with Covenant as to Grantor's Acts or other Deed satisfactory
157 to Buyer. Title to the Property will be free from all claims or rights of others, except as described in this Section and Section 12 of this
158 Contract. The Deed shall contain the full legal description of the Property.

DS


DS
PD
Seller's
Initials:

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171 This sale will be subject to utility and other easements and restrictions of record, if any, and such state of facts as an accurate survey
172 might disclose, provided such easement or restriction does not unreasonably limit the use of the Property. Generally, an easement is a
173 right of a person other than the owner of property to use a portion of the property for a special purpose. A restriction is a recorded
174 limitation on the manner in which a property owner may use the property. Buyer does not have to complete the purchase, however,
175 if any easement, restriction or facts disclosed by an accurate survey would substantially interfere with the use of the Property for
176 residential purposes. A violation of any restriction shall not be a reason for Buyer refusing to complete the Closing as long as the title
177 company insures Buyer against loss at regular rates. The sale also will be made subject to applicable zoning ordinances, provided that
178 the ordinances do not render title unmarketable.

179 Title to the Property shall be good, marketable and insurable, at regular rates, by any title insurance company licensed to do business
180 in New Jersey, subject only to the claims and rights described in this Section and Section 12. Buyer agrees to order a title insurance
181 commitment (title search) and survey, if required by Buyer's lender, title company or the municipality where the Property is located,
182 and to furnish copies to Seller. If Seller's title contains any exceptions other than as set forth in this Section, Buyer shall notify Seller
183 and Seller shall have thirty (30) calendar days within which to eliminate those exceptions. Seller represents, to the best of Seller's
184 knowledge, that there are no restrictions in any conveyance or plans of record that will prohibit use and/or occupancy of the Property
185 as a single family residential dwelling. Seller represents that all buildings and other improvements on the Property are
186 within its boundary lines and that no improvements on adjoining properties extend across boundary lines of the Property.
187

If Seller is unable to transfer the quality of title required and Buyer and Seller are unable to agree upon a reduction of the purchase price, Buyer shall have the option to either void this Contract, in which case the monies paid by Buyer toward the purchase price shall be returned to Buyer, together with the actual costs of the title search and the survey and the mortgage application fees in preparing for the Closing without further liability to Seller, or to proceed with the Closing without any reduction of the purchase price.

12. POSSESSION, OCCUPANCY AND TENANCIES:

(A) Possession and Occupancy.

(A) Possession and Occupancy. Possession and occupancy will be given to Buyer at the Closing. Buyer shall be entitled to possession of the Property, and any rents or profits from the Property, immediately upon the delivery of the Deed and the Closing. Seller shall pay off any person with a claim or right affecting the Property from the proceeds of this sale at or before the Closing.

(B) Tenancies. Applicable Not Applicable

(B) Tenancies. Applicable Not Applicable
Occupancy will be subject to the tenancies listed below as of the Closing. Seller represents that the tenancies are not in violation of any existing Municipal, County, State or Federal rules, regulations or laws. Seller agrees to transfer all security deposits to Buyer at the Closing and to provide to Brokers and Buyer a copy of all leases concerning the tenancies, if any, along with this Contract when it is signed by Seller. Seller represents that such leases can be assigned and that Seller will assign said leases, and Buyer agrees to accept title subject to these leases.

TENANT'S NAME	LOCATION	RENT	SECURITY DEPOSIT	TERM

13. LEAD-BASED PAINT AND/OR LEAD-BASED PAINT HAZARD: (This section is applicable only to all dwellings built prior to 1978.) Applicable Not Applicable

(A) Document Acknowledgement.

(A) Document Acknowledgement: Buyer acknowledges receipt of the EPA pamphlet entitled "Protect Your Family From Lead In Your Home." Moreover, a copy of a document entitled "Disclosure of Information and Acknowledgement Lead-Based Paint and Lead-Based Paint Hazards" has been fully completed and signed by Buyer, Seller and Broker(s) and is appended to and made a part of this Contract.

(B) Lead Warning Statement:

(B) Lead Warning Statement. Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

(C) Inspection.

(c) **Inspection.** The law requires that, unless Buyer and Seller agree to a longer or shorter period, Seller must allow Buyer a ten (10) day period.

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231 within which to complete an inspection and/or risk assessment of the Property as set forth in the next paragraph. Buyer, however, has the
232 right to waive this requirement in its entirety.

This Contract is contingent upon an inspection and/or risk assessment (the "Inspection") of the Property by a certified inspector/risk assessor for the presence of lead-based paint and/or lead-based paint hazards. The Inspection shall be ordered and obtained by Buyer at Buyer's expense within ten (10) calendar days after the attorney-review period is completed or, if this Contract is timely disapproved by an attorney as provided in the Attorney-Review Clause Section of this Contract, then within ten (10) calendar days after the parties agree to the terms in this Contract ("Completion Date"). If the Inspection indicates that no lead-based paint or lead-based paint hazard is present at the Property, this contingency clause shall be deemed null and void. If the Inspection indicates that lead-based paint or lead-based paint hazard is present at the Property, this contingency clause will terminate at the time set forth above unless, within five (5) business days from the Completion Date, Buyer delivers a copy of the inspection and/or risk assessment report to Seller and Brokers and (1) advises Seller and Brokers, in writing that Buyer is voiding this Contract; or (2) delivers to Seller and Brokers a written amendment (the "Amendment") to this Contract listing the specific existing deficiencies and corrections required by Buyer. The Amendment shall provide that Seller agrees to (a) correct the deficiencies; and (b) furnish Buyer with a certification from a certified inspector/risk assessor that the deficiencies have been corrected, before the Closing. Seller shall have _____ (if left blank, then 3) business days after receipt of the Amendment to sign and return it to Buyer or send a written counter-proposal to Buyer. If Seller does not sign and return the Amendment or fails to offer a counter-proposal, this Contract shall be null and void. If Seller offers a counter-proposal, Buyer shall have _____ (if left blank, then 3) business days after receipt of the counter-proposal to accept it. If Buyer fails to accept the counter-proposal within the time limit provided, this Contract shall be null and void.

250. USE OF ENERGY TREATMENT ("POET") SYSTEMS: Applicable Not Applicable

251 14. POINT-OF-ENTRY TREATMENT ("POET") SYSTEMS: Applicable Not Applicable
252 A point-of-entry treatment ("POET") system is a type of water treatment system used to remove contaminants from the water entering a
253 structure from a potable well, usually through a filtration process. Seller represents that a POET system has been installed to an existing
254 well on the Property and the POET system was installed and/or maintained using funds received from the New Jersey Spill Compensation
255 Fund Claims Program, N.J.S.A. 58:10-28.11, et seq. The Buyer understands that Buyer will not be eligible to receive any such funds for the
256 continued maintenance of the POET system. Pursuant to N.J.A.C. 7:1J-2.5(c), Seller agrees to notify the Department of Environmental
257 Protection within thirty (30) calendar days of executing this Contract that the Property is to be sold.

15. CESSPOOL REQUIREMENTS: Applicable Not Applicable

259 15. CESSPOOL REQUIREMENTS: Applicable Not Applicable
260 (This section is applicable if the Property has a cesspool, except in certain limited circumstances set forth in N.J.A.C.
261 7:9A-3.16.) Pursuant to New Jersey's Standards for Individual Subsurface Sewage Disposal Systems, N.J.A.C. 7:9A (the "Standards"), if
262 this Contract is for the sale of real property at which any cesspool, privy, outhouse, latrine or pit toilet (collectively "Cesspool") is located,
263 the Cesspool must be abandoned and replaced with an individual subsurface sewage disposal system at or before the time of the real
264 property transfer; except in limited circumstances.

265 (A) Seller represents to Buyer that no Cesspool is located at or on the Property, or one or more Cesspools are located at or on the
266 Property. [If there are one or more Cesspools, then also check EITHER Box 1 or 2 below.]
267

268 1. Seller agrees that, prior to the Closing and at its sole cost and expense, Seller shall abandon and replace any and all Cesspools
269 located at or on the Property and replace such Cesspools with an individual subsurface sewage disposal system ("System") meeting all
270 the requirements of the Standards. At or prior to the Closing, Seller shall deliver to Buyer a certificate of compliance ("Certificate of
271 Compliance") issued by the administrative authority ("Administrative Authority") (as those terms are defined in N.J.A.C. 7:9A-2.1) with
272 respect to the System. Notwithstanding the foregoing, if the Administrative Authority determines that a fully compliant system cannot
273 be installed at the Property, then Seller shall notify Buyer in writing within three (3) business days of its receipt of the Administrative
274 Authority's determination of its intent to install either a nonconforming System or a permanent holding tank, as determined by the
275 Administrative Authority ("Alternate System"), and Buyer shall then have the right to void this Contract by notifying Seller in writing
276 within seven (7) business days of receipt of the notice from Seller. If Buyer fails to timely void this Contract, Buyer shall have waived its
277 right to cancel this Contract under this paragraph, and Seller shall install the Alternate System and, at or prior to the Closing, deliver
278 to Buyer such Certificate of Compliance or other evidence of approval of the Alternate System as may be issued by the Administrative
279 Authority. The delivery of said Certificate of Compliance or other evidence of approval shall be a condition precedent to the Closing; or
280

281 2. Buyer agrees that, at its sole cost and expense, Buyer shall take all actions necessary to abandon and replace any and all Cesspools
282 located at or on the Property and replace such Cesspools with a System meeting all the requirements of the Standards or an Alternate
283 System. Buyer shall indemnify and hold Seller harmless for any and all costs, damages, claims, fines, penalties and assessments (including
284 but not limited to reasonable attorneys' and experts' fees) arising from Buyer's violation of this paragraph. This paragraph shall survive
285 the Closing.

291 event, the parties in good faith shall agree, no later than seven (7) business days after sending or receiving the written notice of the newly
292 identified Cesspool, or the day preceding the scheduled Closing, whichever is sooner, to proceed pursuant to subsection (A) 1 or 2 above
293 or such other agreement as satisfies the Standards, or either party may terminate this Contract.

294

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16. INSPECTION CONTINGENCY CLAUSE:

296

(A) Responsibilities of Home Ownership.

297

Buyer and Seller acknowledge and agree that, because the purchase of a home is one of the most significant investments a person can
298 make in a lifetime, all aspects of this transaction require considerable analysis and investigation by Buyer before closing title to the
299 Property. While Brokers and salespersons who are involved in this transaction are trained as licensees under the New Jersey Licensing Act
300 they readily acknowledge that they have had no special training or experience with respect to the complexities pertaining to the multitude
301 of structural, topographical and environmental components of this Property. For example, and not by way of limitation, Brokers and
302 salespersons have no special training, knowledge or experience with regard to discovering and/or evaluating physical defects, including
303 structural defects, roof, basement, mechanical equipment, such as heating, air conditioning, and electrical systems, sewage, plumbing,
304 exterior drainage, termite, and other types of insect infestation or damage caused by such infestation. Moreover, Brokers and salespersons
305 similarly have no special training, knowledge or experience with regard to evaluation of possible environmental conditions which might
306 affect the Property pertaining to the dwelling, such as the existence of radon gas, formaldehyde gas, airborne asbestos fibers, toxic
307 chemicals, underground storage tanks, lead, mold or other pollutants in the soil, air or water.

308

309

(B) Radon Testing, Reports and Mitigation.

310

(Radon is a radioactive gas which results from the natural breakdown of uranium in soil, rock and water. It has been
311 found in homes all over the United States and is a carcinogen. For more information on radon, go to www.epa.gov/radon/pubs/citguide.html and www.nj.gov/dep/rpp/radon or call the NJ Radon Hot Line at 800-648-0394 or 609-984-5425.)

312

313

If the Property has been tested for radon prior to the date of this Contract, Seller agrees to provide to Buyer, at the time of the execution
314 of this Contract, a copy of the result of the radon test(s) and evidence of any subsequent radon mitigation or treatment of the Property.
315 In any event, Buyer shall have the right to conduct a radon inspection/test as provided and subject to the conditions set forth in paragraph
316 (D) below. If any test results furnished or obtained by Buyer indicate a concentration level of 4 picocuries per liter (4.0 pCi/L) or more in
317 the subject dwelling, Buyer shall then have the right to void this Contract by notifying Seller in writing within seven (7) business days of the
318 receipt of any such report. For the purposes of this Section 16, Seller and Buyer agree that, in the event a radon gas concentration level
319 in the subject dwelling is determined to be less than 4 picocuries per liter (4.0 pCi/L) without any remediation, such level of radon gas
320 concentration shall be deemed to be an acceptable level ("Acceptable Level") for the purposes of this Contract. Under those circumstances,
321 Seller shall be under no obligation to remediate, and this contingency clause as it relates to radon shall be deemed fully satisfied.
322

323

If Buyer's qualified inspector reports that the radon gas concentration level in the subject dwelling is four picocuries per liter (4.0 pCi/L)
324 or more, Seller shall have a seven (7) business day period after receipt of such report to notify Buyer in writing that Seller agrees to
325 remediate the gas concentration to an Acceptable Level (unless Buyer has voided this Contract as provided in the preceding paragraph).
326 Upon such remediation, the contingency in this Contract which relates to radon shall be deemed fully satisfied. If Seller fails to notify
327 Buyer of Seller's agreement to so remediate, such failure to so notify shall be deemed to be a refusal by Seller to remediate the radon level
328 to an Acceptable Level, and Buyer shall then have the right to void this Contract by notifying Seller in writing within seven (7) calendar
329 days thereafter. If Buyer fails to void this Contract within the seven (7) business day period, Buyer shall have waived Buyer's right to cancel
330 this Contract and this Contract shall remain in full force and effect, and Seller shall be under no obligation to remediate the radon gas
331 concentration. If Seller agrees to remediate the radon to an Acceptable Level, such remediation and associated testing shall be completed
332 by Seller prior to the Closing.

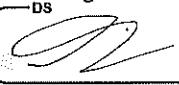
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(C) Infestation and/or Damage By Wood Boring Insects.

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Buyer shall have the right to have the Property inspected by a licensed exterminating company of Buyer's choice, for the purpose of
336 determining if the Property is free from infestation and damage from termites or other wood destroying insects. If Buyer chooses to make
337 this inspection, Buyer shall pay for the inspection unless Buyer's lender prohibits Buyer from paying, in which case Seller shall pay. The
338 inspection must be completed and written reports must be furnished to Seller and Broker(s) within ____ (if left blank, then 14) calendar
339 days after the attorney-review period is completed or, if this Contract is timely disapproved by an attorney as provided in the Attorney-
340 Review Clause Section of this Contract, then within ____ (if left blank, then 14) calendar days after the parties agree to the terms of this
341 Contract. This report shall state the nature and extent of any infestation and/or damage and the full cost of treatment for any infestation.
342 Seller agrees to treat any infestation and cure any damage at Seller's expense prior to Closing, provided, however, if the cost to cure exceeds
343 1% of the purchase price of the Property, then either party may void this Contract provided they do so within ____ (if left blank, then 7)
344 business days after the report has been delivered to Seller and Brokers. If Buyer and Seller are unable to agree upon who will pay for the
345 cost to cure and neither party timely voids this Contract, then Buyer will be deemed to have waived its right to terminate this Contract
346 and will bear the cost to cure that is over 1% of the purchase price, with Seller bearing the cost that is under 1% of the purchase price.
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Buyer's

PD


Seller's
Initials:

(D) Buyer's Right to Inspections.

(D) Buyer's Right to Inspections.
Buyer acknowledges that the Property is being sold in an "as is" condition and that this Contract is entered into based upon the knowledge of Buyer as to the value of the land and whatever buildings are upon the Property, and not on any representation made by Seller, Brokers or their agents as to character or quality of the Property. Therefore, Buyer, at Buyer's sole cost and expense, is granted the right to have the dwelling and all other aspects of the Property, inspected and evaluated by "qualified inspectors" (as the term is defined in subsection G below) for the purpose of determining the existence of any physical defects or environmental conditions such as outlined above. If Buyer chooses to make inspections referred to in this paragraph, such inspections must be completed, and written reports including a list of repairs Buyer is requesting must be furnished to Seller and Brokers within ____ (if left blank, then 14) calendar days after the attorney-review period is completed or, if this Contract is timely disapproved by an attorney as provided in the Attorney-Review Clause Section of this Contract, then within ____ (if left blank, then 14) calendar days after the parties agree to the terms of this Contract. If Buyer fails to furnish such written reports to Seller and Brokers within the ____ (if left blank, then 14) calendar days specified in this paragraph, this contingency clause shall be deemed waived by Buyer, and the Property shall be deemed acceptable by Buyer. The time period for furnishing the inspection reports is referred to as the "Inspection Time Period." Seller shall have all utilities in service for inspections.

(E) Responsibility to Cure.

(E) Responsibility to Cure.
If any physical defects or environmental conditions (other than radon or woodboring insects) are reported by the qualified inspectors to Seller within the Inspection Time Period, Seller shall then have seven (7) business days after the receipt of such reports to notify Buyer in writing that Seller shall correct or cure any of the defects set forth in such reports. If Seller fails to notify Buyer of Seller's agreement to so cure and correct, such failure to so notify shall be deemed to be a refusal by Seller to cure or correct such defects. If Seller fails to agree to cure or correct such defects within the seven (7) business day period, or if the environmental condition at the Property (other than radon) is incurable and is of such significance as to unreasonably endanger the health of Buyer, Buyer shall then have the right to void this Contract by notifying Seller in writing within seven (7) business days thereafter. If Buyer fails to void this Contract within the seven (7) business day period, Buyer shall have waived Buyer's right to cancel this Contract and this Contract shall remain in full force, and Seller shall be under no obligation to correct or cure any of the defects set forth in the inspections. If Seller agrees to correct or cure such defects, all such repair work shall be completed by Seller prior to the closing of title. Radon at the Property shall be governed by the provisions of paragraph (B), above.

(E) Flood Hazard Area (if applicable).

(F) Flood Hazard Area (if applicable). The federal and state governments have designated certain areas as flood areas. If the Property is located in a flood area, the use of the Property may be limited. If Buyer's inquiry reveals that the Property is in a flood area, Buyer may cancel this Contract within ten (10) calendar days after the attorney-review period is completed or, if this Contract is timely disapproved by an attorney as provided in the Attorney-Review Clause Section of this Contract, then within ten (10) calendar days after the parties agree to the terms of this Contract. If the mortgage lender requires flood insurance, then Buyer shall be responsible for obtaining such insurance on the Property. For a flood policy to be in effect immediately, there must be a loan closing. There is a thirty (30) calendar day wait for flood policies to be in effect for cash transactions. Therefore, cash buyers are advised to make application and make advance payment for a flood policy at least thirty (30) calendar days in advance of closing if they want coverage to be in effect upon transfer of title.

Buyer's mortgage lender may require Buyer to purchase flood insurance in connection with Buyer's purchase of this Property. The National Flood Insurance Program ("NFIP") provides for the availability of flood insurance but also establishes flood insurance policy premiums based on the risk of flooding in the area where properties are located. Due to amendments to federal law governing the NFIP, those premiums are increasing and, in some cases, will rise by a substantial amount over the premiums previously charged for flood insurance for the Property. As a result, Buyer should not rely on the premiums paid for flood insurance on this Property previously as an indication of the premiums that will apply after Buyer completes the purchase. In considering Buyer's purchase of this Property, Buyer is therefore urged to consult with one or more carriers of flood insurance for a better understanding of flood insurance coverage, the premiums that are likely to be required to purchase such insurance and any available information about how those premiums may increase in the future.

(G) Qualifications of Inspectors.

(G) Qualifications of Inspectors. Where the term "qualified inspectors" is used in this Contract, it is intended to refer to persons or businesses that are licensed or certified by the State of New Jersey for such purpose.

15. MECANIS LAW STATEMENT:

17. MEGAN'S LAW STATEMENT:
Under New Jersey law, the county prosecutor determines whether and how to provide notice of the presence of convicted sex offenders in an area. In their professional capacity, real estate licensees are not entitled to notification by the county prosecutor under Megan's Law and are unable to obtain such information for you. Upon closing, the county prosecutor may be contacted for such further information as may be disclosable to you.

18. MEGAN'S LAW REGISTRY:

18. MEGAN'S LAW REGISTRY: Buyer is notified that New Jersey law establishes an Internet Registry of Sex Offenders that may be accessed at www.mjsp.org. Neither Seller nor any real estate broker nor salesperson make any representation as to the accuracy of the registry. Buyer's Initials: Seller's Initials: PD

Buyer's
Initials

Seller's
Initials

PD

19. NOTIFICATION REGARDING OFF-SITE CONDITIONS: (Applicable to all resale transactions.)

Pursuant to the New Residential Construction Off-Site Conditions Disclosure Act, N.J.S.A. 46:3C-1, et. seq, the clerks of municipalities in New Jersey maintain lists of off-site conditions which may affect the value of residential properties in the vicinity of the off-site condition. Buyers may examine the lists and are encouraged to independently investigate the area surrounding this property in order to become familiar with any off-site conditions which may affect the value of the property. In cases where a property is located near the border of a municipality, buyers may wish to also examine the list maintained by the neighboring municipality.

20. AIR SAFETY AND ZONING NOTICE:

Any person who sells or transfers a property that is in an airport safety zone as set forth in the New Jersey Air Safety and Zoning Act of 1983, N.J.S.A. 6:1-80, et seq., and appearing on a municipal map used for tax purposes, as well as Seller's agent, shall provide notice to a prospective buyer that the property is located in an airport safety zone prior to the signing of the contract of sale. The Air Safety and Zoning Act also requires that each municipality in an airport safety zone enact an ordinance or ordinances incorporating the standards promulgated under the Act and providing for their enforcement within the delineated areas in the municipality. Buyer acknowledges receipt of the following list of airports and the municipalities that may be affected by them and that Buyer has the responsibility to contact the municipal clerk of any affected municipality concerning any ordinance that may affect the Property.

Municipality	Airport(s)	Municipality	Airport(s)
Alexandria Tp.	Alexandria & Sky Manor	Manalapan Tp. (Monmouth Cty.)	Old Bridge
Andover Tp.	Aerosflex-Andover & Newton	Mansfield Tp.	Hackettstown
Bedminster Tp.	Somerset	Manville Bor.	Central Jersey Regional
Berkeley Tp.	Ocean County	Medford Tp.	Flying W
Berlin Bor.	Camden County	Middle Tp.	Cape May County
Blairstown Tp.	Blairstown	Millville	Millville Municipal
Branchburg Tp.	Somerset	Monroe Tp. (Gloucester Cty.)	Cross Keys & Southern Cross
Buena Bor. (Atlantic Cty.)	Vineland-Downtown	Monroe Tp. (Middlesex Cty.)	Old Bridge
Dennis Tp.	Woodbine Municipal	Montgomery Tp.	Princeton
Eagleswood Tp.	Eagles Nest	Ocean City	Ocean City
Ewing Tp.	Trenton-Mercer County	Old Bridge Tp.	Old Bridge
E. Hanover Tp.	Morristown Municipal	Oldmans Tp.	Oldmans
Florham Park Bor.	Morristown Municipal	Pemberton Tp.	Pemberton
Franklin Tp. (Gloucester Cty.)	Southern Cross & Vineland Downtown	Pequannock Tp.	Lincoln Park
Franklin Tp. (Hunterdon Cty.)	Sky Manor	Readington Tp.	Solberg-Hunterdon
Franklin Tp. (Somerset Cty.)	Central Jersey Regional	Rocky Hill Boro.	Princeton
Hammonton Bor.	Hammonton Municipal	Southampton Tp.	Red Lion
Hanover Tp.	Morristown Municipal	Springfield Tp.	Red Wing
Hillsborough Tp.	Central Jersey Regional	Upper Deerfield Tp.	Bucks
Hopewell Tp. (Mercer Cty.)	Trenton-Mercer County	Vineland City	Kroelinger & Vineland Downtown
Howell Tp.	Monmouth Executive	Wall Tp.	Monmouth Executive
Lacey Tp.	Ocean County	Wantage Tp.	Sussex
Lakewood Tp.	Lakewood	Robbinsville	Trenton-Robbinsville
Lincoln Park Bor.	Lincoln Park	West Milford Tp.	Greenwood Lake
Lower Tp.	Cape May County	Winslow Tp.	Camden County
Lumberton Tp.	Flying W & South Jersey Regional	Woodbine Bor.	Woodbine Municipal

The following airports are not subject to the Airport Safety and Zoning Act because they are subject to federal regulation or within the jurisdiction of the Port of Authority of New York and New Jersey and therefore are not regulated by New Jersey: Essex County Airport, Linden Airport, Newark Liberty Airport, Teterboro Airport, Little Ferry Seaplane Base, Atlantic City International Airport, and McGuire Airforce Base and NAEC Lakehurst.

21. BULK SALES:

The New Jersey Bulk Sales Law, N.J.S.A. 54:50-38, (the "Law") applies to the sale of certain residential property. Under the Law, Buyer may be liable for taxes owed by Seller if the Law applies and Buyer does not deliver to the Director of the New Jersey Division of Taxation (the "Division") a copy of this Contract and a notice on a form required by the Division (the "Tax Form") at least ten (10) business days prior to the Closing. If Buyer decides to deliver the Tax Form to the Division, Seller shall cooperate with Buyer by promptly providing Buyer with any information that Buyer needs to complete and deliver the Tax Form in a timely manner. Buyer promptly shall deliver to Seller a copy of any notice that Buyer receives from the Division in response to the Tax Form.

The Law does not apply to the sale of a simple dwelling house, or the sale or lease of a seasonal rental property, if Seller is an individual, estate or trust, or any combination thereof, owning the simple dwelling house or seasonal rental property as joint tenants, tenants in common or tenancy by the entirety. A simple dwelling house is a one of two family residential building, or a cooperative or condominium unit used as a residential dwelling, none of which has any commercial property. A seasonal rental property is a time Seller's Initials: 

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471 share, or a dwelling unit that is rented for residential purposes for a term of not more than 125 consecutive days, by an owner that has a
472 permanent residence elsewhere.

If, prior to the Closing, the Division notifies Buyer to withhold an amount (the "Tax Amount") from the purchase price proceeds for possible unpaid tax liabilities of Seller, Buyer's attorney or Buyer's title insurance company (the "Escrow Agent") shall withhold the Tax Amount from the closing proceeds and place that amount in escrow (the "Tax Escrow"). If the Tax Amount exceeds the amount of available closing proceeds, Seller shall bring the deficiency to the Closing and the deficiency shall be added to the Tax Escrow. If the Division directs the Escrow Agent or Buyer to remit funds from the Tax Escrow to the Division or some other entity, the Escrow Agent or Buyer shall do so. The Escrow Agent or Buyer shall only release the Tax Escrow, or the remaining balance thereof, to Seller (or as otherwise directed by the Division) upon receipt of written notice from the Division that it can be released, and that no liability will be asserted under the Law against Buyer.

482 NOTICE TO PAYER CONCERNING INSURANCE:

483 **22. NOTICE TO BUYER CONCERNING INSURANCE:**
484 Buyer should obtain appropriate casualty and liability insurance for the Property. Buyer's mortgage lender will require that such insurance
485 be in place at Closing. Occasionally, there are issues and delays in obtaining insurance. Be advised that a "binder" is only a temporary
486 commitment to provide insurance coverage and is not an insurance policy. Buyer is therefore urged to contact a licensed insurance agent
487 or broker to assist Buyer in satisfying Buyer's insurance requirements.

488 **MAINTENANCE AND CONDITION OF PROPERTY:**

489 23. MAINTENANCE AND CONDITION OF PROPERTY:
490 Seller agrees to maintain the grounds, buildings and improvements, in good condition, subject to ordinary wear and tear. The premises
491 shall be in "broom clean" condition and free of debris as of the Closing. Seller represents that all electrical, plumbing, heating and air
492 conditioning systems (if applicable), together with all fixtures included within the terms of the Contract now work and shall be in proper
493 working order at the Closing. Seller further states, that to the best of Seller's knowledge, there are currently no leaks or seepage in the
494 roof, walls or basement. Seller does not guarantee the continuing condition of the premises as set forth in this Section after the Closing.

495
496 **AT RISK OF LOSS:**

24. RISK OF LOSS:
The risk of loss or damage to the Property by fire or otherwise, except ordinary wear and tear, is the responsibility of Seller until the Closing.

499 **WALK-THROUGHS: PRELIMINARY AND FINAL WALK-THROUGHS:**

500 **25. INITIAL AND FINAL WALK-THROUGHS:**
501 In addition to the inspections set forth elsewhere in this Contract, Seller agrees to permit Buyer or Buyer's duly authorized
502 representative to conduct an initial and a final walk-through inspection of the interior and exterior of the Property at any reasonable
503 time before the Closing. Seller shall have all utilities in service for the inspections.

504 *THE JOURNAL OF CLIMATOLOGY*

26. ADJUSTMENTS AT CLOSING:
Seller shall pay for the preparation of the Deed, realty transfer fee, lien discharge fees, if any, and one-half of the title company charges for disbursements and attendance allowed by the Commissioner of Insurance; but all searches, title insurance premium and other conveyancing expenses are to be paid for by Buyer.

Seller and Buyer shall make prorated adjustments at Closing for items which have been paid by Seller or are due from Seller, such as real estate taxes, water and sewer charges that could be claims against the Property, rental and security deposits, association and condominium dues, and fuel in Seller's tank. Adjustments of fuel shall be based upon physical inventory and pricing by Seller's supplier. Such determination shall be conclusive.

If Buyer is assuming Seller's mortgage loan, Buyer shall credit Seller for all monies, such as real estate taxes and insurance premiums paid in advance or on deposit with Seller's mortgage lender. Buyer shall receive a credit for monies, which Seller owes to Seller's Mortgage lender, such as current interest or a deficit in the mortgage escrow account.

If the Property is used or enjoyed by not more than four families and the purchase price exceeds \$1,000,000, then pursuant to N.J.S.A. 46:15-7.2, Buyer will be solely responsible for payment of the fee due for the transfer of the Property, which is the so-called "Mansion Tax", in the amount of one (1%) percent of the purchase price.

521 Tax, in the amount of \$ (),
522 Unless an exemption applies, non-resident individuals, estates, or trusts that sell or transfer real property in New Jersey are required to
523 make an estimated gross income tax payment to the State of New Jersey on the gain from a transfer/sale of real property (the so-called
524 "Exit Tax,") as a condition of the recording of the deed.
525

If Seller is a foreign person (an individual, corporation or entity that is a non-US resident) under the Foreign Investment in Real Property Tax Act of 1980, as amended ("FIRPTA"), then with a few exceptions, a portion of the proceeds of sale may need to be withheld from Seller and paid to the Internal Revenue Service as an advance payment^{PS} against Seller's tax liability.
Seller agrees that, if applicable, Seller will (a) be solely responsible for payment of any state or federal income tax with holding amount(s) Buyer's Seller's Initials:

531 required by law to be paid by Seller (which Buyer may deduct from the purchase price and pay at the Closing); and (b) execute
532 and deliver to Buyer at the Closing any and all forms, affidavits or certifications required under state and federal law to be filed in
533 connection with the amount(s) withheld.
534 There shall be no adjustment on any Homestead Rebate due or to become due.

535 **27. FAILURE OF BUYER OR SELLER TO CLOSE:**

536 If Seller fails to close title to the Property in accordance with this Contract, Buyer then may commence any legal or equitable action
537 to which Buyer may be entitled. If Buyer fails to close title in accordance with this Contract, Seller then may commence an action
538 for damages it has suffered, and, in such case, the deposit monies paid on account of the purchase price shall be applied against such
539 damages. If Buyer or Seller breach this Contract, the breaching party will nevertheless be liable to Brokers for the commissions in the
540 amount set forth in this Contract, as well as reasonable attorneys' fees, costs and such other damages as are determined by the Court.
541

542 **28. CONSUMER INFORMATION STATEMENT ACKNOWLEDGMENT:**

543 By signing below, Seller and Buyer acknowledge they received the Consumer Information Statement on New Jersey Real Estate
544 Relationships from the Broker(s) prior to the first showing of the Property.

545 **29. DECLARATION OF BROKER(S) BUSINESS RELATIONSHIP(S):**

546 (A) KELLER WILLIAMS METROPOLITAN (name of firm) and its authorized
547 representative(s) EDWIN KALINKA
548 _____
549 _____
550 (name(s) of licensee(s))

551 ARE OPERATING IN THIS TRANSACTION AS A (indicate one of the following)
552 SELLER'S AGENT BUYER'S AGENT DISCLOSED DUAL AGENT TRANSACTION BROKER.

553 (B) (If more than one firm is participating, provide the following) INFORMATION SUPPLIED BY
554 SAME AS ABOVE (name of other firm.) HAS INDICATED THAT IT IS
555 OPERATING IN THIS TRANSACTION AS A (indicate one of the following)
556 SELLER'S AGENT BUYER'S AGENT TRANSACTION BROKER.

557 **30. BROKERS' INFORMATION AND COMMISSION:**

558 The commission, in accord with the previously executed listing agreement, shall be due and payable at the Closing and payment by Buyer
559 of the purchase consideration for the Property. Seller hereby authorizes and instructs whomever is the disbursing agent to pay the full
560 commission as set forth below to the below-mentioned Brokerage Firm(s) out of the proceeds of sale prior to the payment of any such
561 funds to Seller. Buyer consents to the disbursing agent making said disbursements. The commission shall be paid upon the purchase price
562 set forth in Section 2 and shall include any amounts allocated to, among other things, furniture and fixtures.

563 KELLER WILLIAMS METROPOLITAN 1221052
564 Listing Firm REC License ID

565 EDWIN KALINKA 9132096
566 Listing Agent REC License ID

567 44 Whippoorwill Rd #230, Morristown NJ 07960 973-670-8338
568 Address Agent Cell Phone

569 973-539-1120 Fax (Per Listing Agreement)
570 Office Telephone

571 KALINKATEAM@gmail.com As per U.A. 2.25%
572 E-mail Commission due Listing Firm

573 Keller Williams Realty Metropolitan REC License ID
574 Participating Firm

575 Participating Agent REC License ID
576 44 Whippoorwill Suite 230 Morristown NJ 07960

577 Address
578 973-539-1120 Fax
579 Office Telephone

580 E-mail 2.25% Agent Cell Phone
581 SAME AS ABOVE Commission due Participating Firm
582
583
584
585
586
587
588
589
590

Buyer's
Seller's
T-144-1
P.D.

591 **31. EQUITABLE LIEN:**

592 Under New Jersey law, brokers who bring the parties together in a real estate transaction are entitled to an equitable lien in the amount
593 of their commission. This lien attaches to the property being sold from when the contract of sale is signed until the closing and then to
594 the funds due to seller at closing, and is not contingent upon the notice provided in this Section. As a result of this lien, the party who
595 disburses the funds at the Closing in this transaction should not release any portion of the commission to any party other than Broker(s)
596 and, if there is a dispute with regard to the commission to be paid, should hold the disputed amount in escrow until the dispute with
597 Broker(s) is resolved and written authorization to release the funds is provided by Broker(s).

598 **32. DISCLOSURE THAT BUYER OR SELLER IS A REAL ESTATE LICENSEE:** Applicable Not Applicable
599 A real estate licensee in New Jersey who has an interest as a buyer or seller of real property is required to disclose in the sales contract
600 that the person is a licensee. _____ therefore discloses that he/she is licensed in New Jersey as
601 a real estate broker broker-salesperson salesperson referral agent.

602 **33. BROKERS TO RECEIVE CLOSING DISCLOSURE AND OTHER DOCUMENTS:**

603 Buyer and Seller agree that Broker(s) involved in this transaction will be provided with the Closing Disclosure documents and any
604 amendments to those documents in the same time and manner as the Consumer Financial Protection Bureau requires that those
605 documents be provided to Buyer and Seller. In addition, Buyer and Seller agree that, if one or both of them hire an attorney who
606 disapproves this Contract as provided in the Attorney-Review Clause Section, then the attorney(s) will notify the Broker(s) in writing when
607 either this Contract is finalized or the parties decide not to proceed with the transaction.

608 **34. PROFESSIONAL REFERRALS:**

609 Seller and Buyer may request the names of attorneys, inspectors, engineers, tradespeople or other professionals from their Brokers
610 involved in the transaction. Any names provided by Broker(s) shall not be deemed to be a recommendation or testimony of competency of
611 the person or persons referred. Seller and Buyer shall assume full responsibility for their selection(s) and hold Brokers and/or salespersons
612 harmless for any claim or actions resulting from the work or duties performed by these professionals.

613 **35. ATTORNEY-REVIEW CLAUSE:**

614 (1) Study by Attorney.

615 Buyer or Seller may choose to have an attorney study this Contract. If an attorney is consulted, the attorney must complete his or her
616 review of the Contract within a three-day period. This Contract will be legally binding at the end of this three-day period unless an
617 attorney for Buyer or Seller reviews and disapproves of the Contract.

618 (2) Counting the Time.

619 You count the three days from the date of delivery of the signed Contract to Buyer and Seller. You do not count Saturdays, Sundays or
620 legal holidays. Buyer and Seller may agree in writing to extend the three-day period for attorney review.

621 (3) Notice of Disapproval.

622 If an attorney for the Buyer or Seller reviews and disapproves of this Contract, the attorney must notify the Broker(s) and the other party
623 named in this Contract within the three-day period. Otherwise this Contract will be legally binding as written. The attorney must send
624 the notice of disapproval to the Broker(s) by fax, e-mail, personal delivery, or overnight mail with proof of delivery. Notice by overnight
625 mail will be effective upon mailing. The personal delivery will be effective upon delivery to the Broker's office. The attorney may also,
626 but need not, inform the Broker(s) of any suggested revision(s) in the Contract that would make it satisfactory.

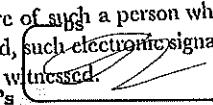
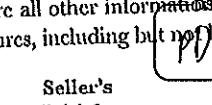
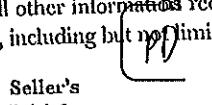
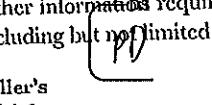
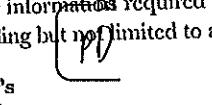
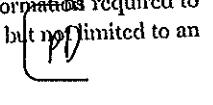
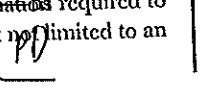
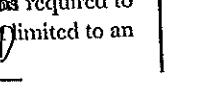
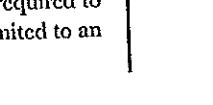
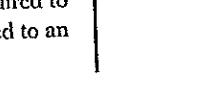
627 **36. NOTICES:**

628 All notices shall be by certified mail, fax, e-mail, recognized overnight courier or electronic document (except for notices under the
629 Attorney-Review Clause Section) or by delivering it personally. The certified letter, e-mail, reputable overnight carrier, fax or electronic
630 document will be effective upon sending. Notices to Seller and Buyer shall be addressed to the addresses in Section 1, unless otherwise
631 specified in writing by the respective party.

632 **37. NO ASSIGNMENT:**

633 This Contract shall not be assigned without the written consent of Seller. This means that Buyer may not transfer to anyone else Buyer's
634 rights under this Contract to purchase the Property.

635 **38. ELECTRONIC SIGNATURES AND DOCUMENTS:**

636 Buyer and Seller agree that the New Jersey Uniform Electronic Transaction Act, N.J.S.A. 12A:12-1 to 26, applies to this transaction,
637 including but not limited to the parties and their representatives having the right to use electronic signatures and electronic documents that
638 are created, generated, sent, communicated, received or stored in connection with this transaction. Since Section 11 of the Act provides
639 that acknowledging an electronic signature is not necessary for the signature of such a person where all other information required to
640 be included is attached to or logically associated with the signature or record, such electronic signatures, including but not limited to an
641 electronic signature of one of the parties to this Contract, do not have to be witnessed. 
642 
643 
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649 
650 

Buyer's
initials

Seller's
initials

651 **39. CORPORATE RESOLUTIONS:**

652 If Buyer or Seller is a corporate or other entity, the person signing below on behalf of the entity represents that all required corporate
653 resolutions have been duly approved and the person has the authority to sign on behalf of the entity.

654 **40. ENTIRE AGREEMENT; PARTIES LIABLE:**

655 This Contract contains the entire agreement of the parties. No representations have been made by any of the parties, the Broker(s) or its
656 salespersons, except as set forth in this Contract. This Contract is binding upon all parties who sign it and all who succeed to their rights
657 and responsibilities and only may be amended by an agreement in writing signed by Buyer and Seller.

658 **41. APPLICABLE LAWS:**
659 This Contract shall be governed by and construed in accordance with the laws of the State of New Jersey and any lawsuit relating to
660 this Contract or the underlying transaction shall be venued in the State of New Jersey.

661 **42. ADDENDA:**

662 The following additional terms are included in the attached addenda or riders and incorporated into this Contract (check if applicable):

663 Buyer's Property Sale Contingency Private Well Testing
664 Condominium/Homeowner's Associations Properties With Three (3) or More Units
665 Coronavirus Seller Concession
666 FHA/VA Loans Short Sale
667 Lead Based Paint Disclosure (Pre-1978) Solar Panel
668 New Construction Swimming Pools
669 Private Sewage Disposal (Other than Cesspool) Underground Fuel Tank(s)

670 **43. ADDITIONAL CONTRACTUAL PROVISIONS:**

671 **WITNESS:**

672 DocuSigned by:
673 
674 2C373932F090460...
675 BUYER

676 3/27/2024 | 9:14 PDT

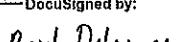
677 Date

678 BUYER

679 Date

680 BUYER

681 Date

682 BUYER
683 DocuSigned by:
684 
685 Paul Dolengo
686 SELLER 41397410...

687 3/27/2024

688 Date

689 SELLER

690 Date

691 SELLER

692 Date

693 DS
694 
695 SELLER

696 Buyer's

697 Seller's

698 DS
699 
700 SELLER

701 P1 Date



NEW JERSEY REALTORS®
OPEN PUBLIC RECORDS ACT
NOTICE TO BUYERS AND SELLERS

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1 The New Jersey Open Public Records Act ("OPRA") allows a Buyer or Seller to request documents from a municipality and other
2 governmental entities that may provide important information about a property that the Buyer/Seller is interested in purchasing/selling.
3 Under OPRA, a governmental entity must provide most documents for inspection, copying or examination in response to a request
4 within seven (7) business days, unless a reasonable extension is needed to provide the documents. A request must be for specific identifiable
5 documents and not be for information.

6 It is recommended that Buyers or Sellers submit an OPRA request for documents relating to a property to the municipality in which the
7 property they are interested in purchasing/selling is located. The request should be submitted as soon as possible in order to allow time to
8 deal with any issues that the documents reveal and because they may affect the Buyers' interest in purchasing the property and the Sellers'
9 decisions about marketing the property. OPRA request forms are available from municipalities, typically on their websites.

10
11 Documents a Buyer or Seller may want to request include but are not limited to the following:
12

13
14 1. Open and closed permits for work at the property.
15 2. Documents regarding any variance pending, granted or denied for the property.
16 3. Complaints filed by the municipality and other citations for code or other violations at the property.
17 4. Any pending or finalized assessments for the property.
18 5. Tax assessors reports or memos regarding the property.
19 6. Any deed, easement or other restriction of record for the property.
20 7. Inspections for environmental issues, water wells, sanitary disposal systems and underground fuel tanks for the property.
21 8. The current certificate of occupancy for the property.
22 9. Any document indicating if the property is in a flood zone.
23 10. A list of off-site conditions that may affect the value of the property that is maintained by the municipality pursuant to the New
24 Residential Construction Off-Site Conditions Disclosure Act.
25 11. The current ordinances passed by the municipality pursuant to the New Jersey Air Safety and Zoning Act if the municipality is
26 in an air safety zone.

27 Buyers and Sellers understand that important information may be obtained about a property in response to an OPRA request and
28 acknowledge that they have been advised to file such a request.
29

30 DocuSigned by:
31
32
33 2C373397F8304C9...
34 BUYER/SELLER

3/27/2024 | 9:14 PDT

DATE

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38 BUYER/SELLER

DATE

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44 BUYER/SELLER

3/27/2024

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DATE





WIRE FRAUD NOTICE

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PROTECT YOURSELF FROM BECOMING A VICTIM OF WIRE FRAUD.

Wire fraud has become very common. It typically involves a criminal hacker sending fraudulent wire transfer instructions in an email to an unsuspecting buyer/tenant or seller/landlord in a real estate transaction that appears as though it is from a trusted source, such as the victim's broker, attorney, appraiser, home inspector or title agent. The email may look exactly like other emails that the victim received in the past from such individuals, including having the same or a similar email address, accurate loan and other financial information, and the logo of one of those individuals. If the hacker is successful, the victim will follow the bogus instructions to wire money, such as deposit money or the payment of an invoice, to the hacker's account. Once this money has been wired, it may not be possible to recover it.

We strongly recommend that, before you wire funds to any party, including your own attorney, real estate broker or title agent, you personally call them to confirm the account number and other wire instructions. You only should call them at a number that you have obtained on your own (e.g., from the sales contract, the lease, their website, etc.) and should not use any phone number that is in any email - even if the email appears to be from someone you know.

If you have any reason to believe that your money was sent to a hacker, you must immediately contact your bank and your local office of the Federal Bureau of Investigation, who can work with other agencies to try to recover your money, to advise them where and when the money was sent. You also should promptly file a complaint with the Internet Crime Center at bcc.ic3.gov.

Finally, since much of the information included in such fraudulent emails is obtained from email accounts that are not secure, we strongly recommend that you not provide any sensitive personal or financial information in an email or an attachment to an email. Whenever possible, such information, including Social Security numbers, bank account and credit card numbers and wiring instructions, should be sent by more secure means, such as by hand delivery, over the phone, or through secure mail or overnight services.

By signing below, you indicate that you have read and understand the contents of this Notice:

Seller/Landlord: _____
DocuSigned by: Paul Dolengo
4A73C9741397410...

Date: 3/27/2024

Seller/Landlord: _____
DocuSigned by: _____
Buyer/Tenant: _____
2C373332F8304C8...

Date: 3/27/2024 | 9:14 PDT

Buyer/Tenant: _____

Date: _____



DocuSign Envelope ID: 652B6162-7255-4956-9668-AD3AD2A7F66D

Morris* Pequannock Twp.* (2331)	263 Boulevard*				List Price: \$899,000
Residential Agent Complete Report	MLS#: 3871973	Section: Pompton Plains	LP: \$899,000	OLP: \$899,000	
	Status: Active	ZN:	SP:	LD: 10/27/2023	
	Rms: 9	GRS:	XD: 05/04/2024	FSD:	
	Bdrm: 4	MSJR:	UCD:	ACD:	
	FB: 2	HS:	CD:	ADM: 122	
	HB: 1	Acres: 0.68*	CL:	DOM: 151	
	ZIP: 07444-1701*	LISZ: 131X226*	GSMLS.com: Yes	Terms:	
	RZIP: 07444	SqFt:	YB/Desc/Ren: 1898 / Approximate, Renovated / 2010	SDA: Yes	
	Block: 2106*	CLR: Green			
	Lot: 2*	CL: No			
	Unit #:	GSMLS.com: Yes			
	Floor #:	YB/Desc/Ren: 1898 / Approximate, Renovated / 2010			
	Bldg #:	PSubType: Single Family			
	AgeRestricted: No	Style: Colonial, Custom Home			
	Pets:				

Directions: Sunset Road to Boulevard

Remarks: Welcome to this charming 4-bedroom, 2.5-bathroom colonial-style home that's straight out of yesteryear, yet brimming with timeless elegance. As you step inside, you'll be greeted by a cozy library, complete with a crackling fireplace, where you can curl up with a good book on chilly evenings. The heart of this home is its custom kitchen, adorned with beautifully painted murals that add a touch of artistic flair. It's the perfect place to whip up culinary masterpieces or simply enjoy your morning coffee. When it's time for more formal affairs, you'll find a gracious dining room and a stylish living room, both exuding classic charm and ready to host gatherings with a touch of sophistication. And don't forget the side porch, where you can soak in the fresh air and perhaps sip on lemonade as you watch the world go by. oversized detached 2 car plus, finished garage is for the workshop enthusiast boasting heat and electric along with a few other goodies. This Victorian gem offers the best of both worlds - the cozy warmth of yesteryear and the modern conveniences you desire. It's a home where memories are made, and every corner whispers tales of timeless elegance.

Agent Remarks: Appmt thru Showing Time only - call 800-746-9464. Notice required. Only between 9am-7pm - Principals only. Please give time for confirmation.

Qs - call Ed K 973.670.8338

INTERIOR					
Appncts: Carbon Monoxide Detector, Central Vacuum, Dishwasher, Kitchen Exhaust Fan, Refrigerator, Range/Oven-Gas, Washer, Wine Refrigerator			IntFeat: Carbon Monoxide Detector, High Ceilings, Smoke Detector, Tub Shower		
Bsmnt: Yes / Unfinished			Kitch: Country Kitchen, Eat-In Kitchen		
Dine: Formal Dining Room					
FirePl: 1 / Library					
Floor: Tile, Wood					

EXTERIOR / OTHER FEATURES

Drive: 6 / Off-Street Parking, Paver Block	Garage: 2 / Detached Garage, Garage Door Opener, Finished Garage, Oversize Garage, See Remarks
Exterior: Brick, Wood	LotDesc: Level Lot, Open Lot
ExFeat: Deck, Open Porch(es), Patio	Roof: Imitation Slate

ROOM DIMENSIONS

LivRm: / First	DinRm: / First	Kitch: / First	Den: / First	FamRm: / First
Mstr: / Second	Bed2: / Second	Bed3: / Second	Bed4: / Second	

LevelB: Storage Room, Utility Room

Level1: Dining Room, Foyer, Kitchen, Library, Living Room, Office, Powder Room

Level2: 4 Or More Bedrooms, Bath Main, Bath(s) Other

Attic: Pull Down Stairs

UTILITIES

Heat: 2 Units, Radiant - Hot Water, Radiators - Hot Water	Sewer: Septic
Cool: Central Air	Utilities: Electric, Gas-Natural
Fuel: Gas-Natural	Water: Public Water
Service: Cable TV Available, Garbage Extra Charge	

FINANCIAL INFORMATION / TAX INFORMATION

Taxes: \$12,193* / 2022*	TaxRt: 2.545* / 2022	BldAsmt: \$292,900*	LndAsmt: \$233,200*	TotAsmt: \$526,100*
Fee: \$/	AppFee: \$	FarmAsm:	HmWrnty:	OTP: Fee Simple
Other: \$/	Easement: Yes / as per survey	LenderAprvReq: Call LA		

SHOWING INFORMATION

Owner: CO LB

Possess: pass of title

Sign No

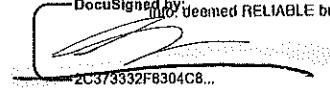
Instr: Limited showing times. Seller is elderly. Please call showing time to schedule. Do not schedule on MLS system. Call 800-746-9464. Questions call Ed Kalinka 973.670.8338

Show: Limited Hours-Call LO, See Showing Instructions

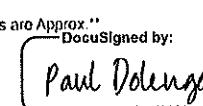
LISTING OFFICE INFORMATION

ListOff: KELLER WILLIAMS METROPOLITAN (4330)	Ph: 973-539-1120	Email: edwinkalinka@gmail.com
ListAgt1: EDWIN KALINKA (236394)	Ph: 973-670-8338	Fax: 973-605-5105
BB: 2.25-250	SA: 0	TB: 2.25-250
LType: Exclusive Right to Sell	BREL: Seller Agent	VarComm: No

Copyright, Garden State MLS, L.L.C.



2C37332F8304C8...



EDWIN KALINKA

4A73C9741397410...



DISCLOSURE OF INFORMATION AND ACKNOWLEDGMENT ABOUT LEAD-BASED PAINT AND/OR LEAD-BASED PAINT HAZARDS

I. LEAD PAINT WARNING

Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

II. PROPERTY ADDRESS: 263 BOULEVARD, PEQUANNOCK NJ 07440

III. SELLER'S DISCLOSURE (initial) (To be completed and signed at time of listing)

(a) Presence of lead-based paint and/or lead-based paint hazards (check one below):

Known lead-based paint and/or lead-based paint hazards are present in the housing (explain):

Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

(b) Records and Reports available to the seller (check one below):

Seller has no reports or records pertaining to lead-based paint and/or lead-based hazards in the housing.

Seller has the following reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing, all of which seller has provided to its listing agent, and has directed its listing agent to provide purchaser or purchaser's agent with these records and reports prior to seller accepting any offer to purchase (list documents below):

If there is any change in the above information prior to seller accepting an offer from the purchaser to purchase, seller will disclose all changes to the purchaser prior to accepting the offer.

IV. SELLER'S CERTIFICATION OF ACCURACY

Seller(s) have reviewed the Seller's Disclosure in Section III and certify, to the best of his/her/their knowledge, that the information they have provided is true and accurate.

Seller X Date 10/29/23 Seller _____ Date / /

Seller _____ Date / / Seller _____ Date / /

V. LISTING AGENT'S CERTIFICATION OF ACCURACY

Listing Agent certifies that he/she has informed the seller of the seller's obligations under 42 U.S.C. 4852d and is aware of his/her responsibility to ensure compliance.

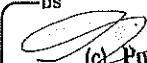
Listing Agent John M. McNamee Date 10/29/23

VI. PURCHASER'S ACKNOWLEDGMENT (initial) (The Seller's Disclosure in Section III and Certification in Section IV and the Listing Agent's Certification in Section V to be completed and signed prior to purchaser signing this Disclosure.)

(a) Purchaser has received copies of all information listed in Section III above.

(b) Purchaser has received the pamphlet Protect Your Family From Lead in Your Home.



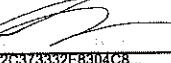
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57 (c) Purchaser has (check one below):

58 Received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection
59 for the presence of lead-based paint and/or lead-based paint hazards; or
60 Waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or
61 lead-based paint hazards.

62 **VII. PURCHASER'S CERTIFICATION OF ACCURACY**

63 Purchaser(s) have reviewed the Purchaser's Acknowledgment in Section VI and certify, to the best of his/her/their
64 knowledge, that the information they have provided is true and accurate.

65 Purchaser  Date 3/27/2024 / 9:14 AM PRT / /
66 2C373332F8304C8...

67 Purchaser _____ Date / / Purchaser _____ Date / /
68

69 **VIII. SELLING/BUYER'S AGENT'S CERTIFICATION OF ACCURACY**

70 Selling/Buyer's Agent certifies that the purchaser has received the information in section VI (a) and (b).

71 Selling/Buyer's Agent  Date 3/26/24
72

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SELLER'S PROPERTY CONDITION DISCLOSURE STATEMENT

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1 Property Address: 263 BoulEvard
2 TOMpTon PLAns
3
4 Seller: PAUL DOLING
5
6
7
8

9 The purpose of this Disclosure Statement is to disclose, to the best of Seller's knowledge, the condition of the Property, as of the date set
10 forth below. The Seller is aware that he or she is under an obligation to disclose any known material defects in the Property even if not
11 addressed in this printed form. Seller alone is the source of all information contained in this form. All prospective buyers of the Property
12 are cautioned to carefully inspect the Property and to carefully inspect the surrounding area for any off-site conditions that may adversely
13 affect the Property. Moreover, this Disclosure Statement is not intended to be a substitute for prospective buyer's hiring of qualified experts
14 to inspect the Property.

15 If your property consists of multiple units, systems and/or features, please provide complete answers on all such units, systems and/or
16 features even if the question is phrased in the singular, such as if a duplex has multiple furnaces, water heaters and fireplaces.
17
18
19

OCCUPANCY

21 Yes No Unknown

22 1. Age of House, if known 1898
23 2. Does the Seller currently occupy this property?
24 If not, how long has it been since Seller occupied the property? 34
25 3. What year did the seller buy the property? 1990 MV 31
26 3a. Do you have in your possession the original or a copy of the deed evidencing your ownership of the
27 property? If "yes," please attach a copy of it to this form.

ROOF

30 Yes No Unknown

31 4. Age of roof 5 years
32 5. Has roof been replaced or repaired since seller bought the property?
33 6. Are you aware of any roof leaks?
34 7. Explain any "yes" answers that you give in this section:
35
36

ATTIC, BASEMENTS AND CRAWL SPACES (Complete only if applicable)

38 Yes No Unknown

39 8. Does the property have one or more sump pumps?
40 8a. Are there any problems with the operation of any sump pump?
41 9. Are you aware of any water leakage, accumulation or dampness within the basement or crawl spaces
42 or any other areas within any of the structures on the property?
43 9a. Are you aware of the presence of any mold or similar natural substance within the basement or crawl
44 spaces or any other areas within any of the structures on the property?
45 10. Are you aware of any repairs or other attempts to control any water or dampness problem in the
46 basement or crawl space? If "yes," describe the location, nature and date of the repairs:
47
48
49 11. Are you aware of any cracks or bulges in the basement floor or foundation walls? If "yes," specify
50 location.



TERMITES/WOOD DESTROYING INSECTS, DRY ROT, PESTS

Yes No Unknown

16. Are you aware of any termites/wood destroying insects, dry rot, or pests affecting the property?
17. Are you aware of any damage to the property caused by termites/wood destroying insects, dry rot, or pests?
18. If "yes," has work been performed to repair the damage?
19. Is your property under contract by a licensed pest control company? If "yes," state the name and address of the licensed pest control company: _____

20. Are you aware of any termite/pest control inspections or treatments performed on the property in the past?
21. Explain any "yes" answers that you give in this section:

STRUCTURAL ITEMS

Yes No Unknown

22. Are you aware of any movement, shifting, or other problems with walls, floors, or foundations, including any restrictions on how any space, other than the attic or roof, may be used as a result of the manner in which it was constructed?
23. Are you aware if the property or any of the structures on it have ever been damaged by fire, smoke, wind or flood?
24. Are you aware of any fire retardant plywood used in the construction?
25. Are you aware of any current or past problems with driveways, walkways, patios, sinkholes, or retaining walls on the property?
26. Are you aware of any present or past efforts made to repair any problems with the items in this section?
27. Explain any "yes" answers that you give in this section. Please describe the location and nature of the problem.

ADDITIONS/REMODELS

Yes No Unknown

28. Are you aware of any additions, structural changes or other alterations to the structures on the property made by any present or past owners?

29. Were the proper building permits and approvals obtained? Explain any "yes" answers you give in this section:

PLUMBING, WATER AND SEWAGE

Yes No Unknown

30. What is the source of your drinking water?
 Public Community System Well on Property Other (explain) _____

31. If your drinking water source is not public, have you performed any tests on the water?
If so, when? _____

Attach a copy of or describe the results.

11 32. Does the wastewater from any clothes washer, dishwasher, or other appliance discharge to any
12 location other than the sewer, septic, or other system that services the rest of the property?
13 33. When was well installed? _____
14 Location of well? _____
15 34. Do you have a softener, filter, or other water purification system? Leased Owned
16 35. What is the type of sewage system?
17 Public Sewer Private Sewer Septic System Cesspool Other (explain): _____
18 36. If you answered "septic system," have you ever had the system inspected to confirm that it is a true
19 septic system and not a cesspool?
20 37. If Septic System, when was it installed? _____
21 Location? 5 1/2 YRS
22 38. When was the Septic System or Cesspool last cleaned and/or serviced? _____
23 39. Are you aware of any abandoned Septic Systems or Cesspools on your property?
24 39a. If "yes," is the closure in accordance with the municipality's ordinance? (explain):
25 _____
26 40. Are you aware of any leaks, backups, or other problems relating to any of the plumbing systems and
27 fixtures (including pipes, sinks, tubs and showers), or of any other water or sewage related problems?
28 If "yes," explain: _____
29 41. Are you aware of any shut off, disconnected, or abandoned wells, underground water or sewage
30 tanks, or dry wells on the property?
31 42. Is either the private water or sewage system shared? If "yes," explain: _____
32 43. Water Heater: Electric Fuel Oil Gas
33 Age of Water Heater 2 YR
34 43a. Are you aware of any problems with the water heater?
35 44. Explain any "yes" answers that you give in this section:
36 WATER SYSTEM IS NOT CESSPOOL
37 _____
38 _____
39 _____
40 _____
41 **HEATING AND AIR CONDITIONING**
42 Yes No Unknown
43 45. Type of Air Conditioning:
44 Central one zone Central multiple zone Wall/Window Unit None
45 46. List any areas of the house that are not air conditioned:
46 _____
47 47. What is the age of Air Conditioning System? 30 yrs
48 48. Type of heat: Electric Fuel Oil Natural Gas Propane Unheated Other
49 49. What is the type of heating system? (for example, forced air, hot water or base board, radiator, steam
50 heat) HOT WATER RADIATOR AND 40% RADIANT + STEAM
51 50. If it is a centralized heating system, is it one zone or multiple zones?
52 MULTIPLE ZONES
53 51. Age of furnace 10 yrs? Date of last service: _____
54 52. List any areas of the house that are not heated:
55 None
56 53. Are you aware of any tanks on the property, either above or underground, used to store fuel or other
57 substances?
58 54. If tank is not in use, do you have a closure certificate?
59 55. Are you aware of any problems with any items in this section? If "yes," explain:
60 _____
61 _____
62 _____
63 **WOODBURNING STOVE OR FIREPLACE**
64 Yes No Unknown
65 56. Do you have: wood burning stove? fireplace? insert? other
66 56a. Is it presently usable?
67 57. If you have a fireplace, when was the flue last cleaned? _____
68 57a. Was the flue cleaned by a professional or non-professional? _____
69 58. Have you obtained any required permits for any such item?
70 59. Are you aware of any problems with any of these items? If "yes," please explain:
71 _____
72 _____
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165 _____
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167 _____
168 _____
169 _____
170 _____

71 | **ELECTRICAL SYSTEM**

72 | Yes No Unknown

73 | 60. What type of wiring is in this structure? Copper Aluminum Other Unknown

74 | 61. What amp service does the property have? 60 100 150 200 Other Unknown

75 | 62. Does it have 240 volt service? Which are present Circuit Breakers, Fuses or Both?

76 | 63. Are you aware of any additions to the original service?

77 | If "yes," were the additions done by a licensed electrician? Name and address:

78 | A 2124 ELECTRIC

79 | 64. If "yes," were proper building permits and approvals obtained?

80 | 65. Are you aware of any wall switches, light fixtures or electrical outlets in need of repair?

81 | 66. Explain any "yes" answers you give in this section:

82 |

86 | **LAND (SOILS, DRAINAGE AND BOUNDARIES)**

87 | Yes No Unknown

88 | 67. Are you aware of any fill or expansive soil on the property?

89 | 68. Are you aware of any past or present mining operations in the area in which the property is located?

90 | 69. Is the property located in a flood hazard zone?

91 | 70. Are you aware of any drainage or flood problems affecting the property?

92 | 71. Are there any areas on the property which are designated as protected wetlands?

93 | 72. Are you aware of any encroachments, utility easements, boundary line disputes, or drainage or other easements affecting the property?

94 | 73. Are there any water retention basins on the property or the adjacent properties?

95 | 74. Are you aware if any part of the property is being claimed by the State of New Jersey as land presently or formerly covered by tidal water (Riparian claim or lease grant)? Explain:

96 |

97 | 75. Are you aware of any shared or common areas (for example, driveways, bridges, docks, walls, bulkheads, etc.) or maintenance agreements regarding the property?

98 | 76. Explain any "yes" answers to the preceding questions in this section:

99 | WATER SURVEY FOR NEW HOME FROM RESIVOR

100 |

101 | 77. Do you have a survey of the property?

102 |

107 | **ENVIRONMENTAL HAZARDS**

108 | Yes No Unknown

109 | 78. Have you received any written notification from any public agency or private concern informing you that the property is adversely affected, or may be adversely affected, by a condition that exists on a property in the vicinity of this property? If "yes," attach a copy of any such notice currently in your possession.

110 | 78a. Are you aware of any condition that exists on any property in the vicinity which adversely affects, or has been identified as possibly adversely affecting, the quality or safety of the air, soil, water, and/or physical structures present on this property? If "yes," explain:

111 |

112 | 79. Are you aware of any underground storage tanks (UST) or toxic substances now or previously present on this property or adjacent property (structure or soil), such as polychlorinated biphenyl (PCB), solvents, hydraulic fluid, petro-chemicals, hazardous wastes, pesticides, chromium, thorium, lead or other hazardous substances in the soil? If "yes," explain:

113 |

114 | 80. Are you aware if any underground storage tank has been tested?

115 | (Attach a copy of each test report or closure certificate if available).

116 | 81. Are you aware if the property has been tested for the presence of any other toxic substances, such as lead-based paint, urea-formaldehyde foam insulation, asbestos-containing materials, or others? (Attach copy of each test report if available).

117 | 82. If "yes" to any of the above, explain:

118 | 1915-1923

119 |

31	<input type="checkbox"/>	<input checked="" type="checkbox"/>	82a. If "yes" to any of the above, were any actions taken to correct the problem? Explain:
32	<hr/>		
33			
34	<input type="checkbox"/>	<input checked="" type="checkbox"/>	83. Is the property in a designated Airport Safety Zone?
35			
36	DEED RESTRICTIONS, SPECIAL DESIGNATIONS, HOMEOWNERS ASSOCIATION/CONDOMINIUMS		
37	AND CO-OPS		
38	Yes	No	Unknown
39	<input type="checkbox"/>	<input checked="" type="checkbox"/>	84. Are you aware if the property is subject to any deed restrictions or other limitations on how it may be used due to its being situated within a designated historic district, or a protected area like the New Jersey Pinelands, or its being subject to similar legal authorities other than typical local zoning ordinances?
40			
41			
42	<input type="checkbox"/>	<input checked="" type="checkbox"/>	85. Is the property part of a condominium or other common interest ownership plan?
43	<input type="checkbox"/>	<input checked="" type="checkbox"/>	85a. If so, is the property subject to any covenants, conditions, or restrictions as a result of its being part of a condominium or other form of common interest ownership?
44	<input type="checkbox"/>	<input checked="" type="checkbox"/>	86. As the owner of the property, are you required to belong to a condominium association or homeowners association, or other similar organization or property owners?
45	<input type="checkbox"/>	<input checked="" type="checkbox"/>	86a. If so, what is the Association's name and telephone number?
46	<hr/>		
47			
48	<input type="checkbox"/>	<input checked="" type="checkbox"/>	86b. If so, are there any dues or assessments involved?
49			
50	If "yes," how much? _____		
51	<hr/>		
52	<input type="checkbox"/>	<input checked="" type="checkbox"/>	87. Are you aware of any defect, damage, or problem with any common elements or common areas that materially affects the property?
53			
54	<input type="checkbox"/>	<input checked="" type="checkbox"/>	88. Are you aware of any condition or claim which may result in an increase in assessments or fees?
55	<input type="checkbox"/>	<input checked="" type="checkbox"/>	89. Since you purchased the property, have there been any changes to the rules or by-laws of the Association that impact the property?
56			
57	90. Explain any "yes" answers you give in this section:		
58	<hr/>		
59	<hr/>		
60	<hr/>		
61	MISCELLANEOUS		
62	Yes	No	Unknown
63	<input type="checkbox"/>	<input checked="" type="checkbox"/>	91. Are you aware of any existing or threatened legal action affecting the property or any condominium or homeowners association to which you, as an owner, belong?
64			
65	<input type="checkbox"/>	<input checked="" type="checkbox"/>	92. Are you aware of any violations of Federal, State or local laws or regulations relating to this property?
66	<input type="checkbox"/>	<input checked="" type="checkbox"/>	93. Are you aware of any zoning violations, encroachments on adjacent properties, non-conforming uses, or set-back violations relating to this property? If so, please state whether the condition is pre-existing non-conformance to present day zoning or a violation to zoning and/or land use laws.
67	<hr/>		
68			
69	<input type="checkbox"/>	<input checked="" type="checkbox"/>	94. Are you aware of any public improvement, condominium or homeowner association assessments against the property that remain unpaid? Are you aware of any violations of zoning, housing, building, safety or fire ordinances that remain uncorrected?
70			
71	<input checked="" type="checkbox"/>	<input type="checkbox"/>	95. Are there mortgages, encumbrances or liens on this property?
72	<input type="checkbox"/>	<input checked="" type="checkbox"/>	95a. Are you aware of any reason, including a defect in title, that would prevent you from conveying clear title?
73			
74	<input type="checkbox"/>	<input checked="" type="checkbox"/>	96. Are you aware of any material defects to the property, dwelling, or fixtures which are not disclosed elsewhere on this form? (A defect is "material," if a reasonable person would attach importance to its existence or non-existence in deciding whether or how to proceed in the transaction.) If "yes," explain: _____
75	<hr/>		
76			
77	<input type="checkbox"/>	<input checked="" type="checkbox"/>	97. Other than water and sewer charges, utility and cable tv fees, your local property taxes, any special assessments and any association dues or membership fees, are there any other fees that you pay on an ongoing basis with respect to this property, such as garbage collection fees?
78			
79	<input type="checkbox"/>	<input checked="" type="checkbox"/>	98. Explain any other "yes" answers you give in this section:
80	<hr/>		
81	<hr/>		
82	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
83			
84	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
85			
86	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
87			
88	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
89			
90	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

91 | **RADON GAS Instructions to Owners**

92 | By law (N.J.S.A. 26:2D-73), a property owner who has had his or her property tested or treated for radon gas may require that information
93 | about such testing and treatment be kept confidential until the time that the owner and a buyer enter into a contract of sale, at which time
94 | a copy of the test results and evidence of any subsequent mitigation or treatment shall be provided to the buyer. The law also provides that
95 | owners may waive, in writing, this right of confidentiality. As the owner(s) of this property, do you wish to waive this right?

96 | Yes No

97 |

98 | _____ (Initials)

99 | _____ (Initials)

100 | If you responded "yes," answer the following questions. If you responded "no," proceed to the next section.

101 |

102 | Yes No Unknown

103 | 99. Are you aware if the property has been tested for radon gas? (Attach a copy of each test report if
104 | available.)

105 | 100. Are you aware if the property has been treated in an effort to mitigate the presence of radon gas?
106 | (If "yes," attach a copy of any evidence of such mitigation or treatment.)

107 | 101. Is radon remediation equipment now present in the property?

108 | 101a. If "yes," is such equipment in good working order?

109 |

310 | **MAJOR APPLIANCES AND OTHER ITEMS**

311 | The terms of any final contract executed by the seller shall be controlling as to what appliances or other items, if any, shall be included
312 | in the sale of the property. Which of the following items are present in the property? (For items that are not present, indicate "not
313 | applicable.")

314 |

315 | Yes No Unknown N/A

316 | 102. Electric Garage Door Opener

317 | 102a. If "yes," are they reversible? Number of Transmitters 3

318 | 103. Smoke Detectors
319 | Both Battery Electric Both How many 2
320 | Carbon Monoxide Detectors How many

321 | Location Basement 2nd floor

322 | 104. With regard to the above items, are you aware that any item is not in working order?
323 | 104a. If "yes," identify each item that is not in working order or defective and explain the nature
324 | of the problem: _____

325 |

326 | 105. In-ground pool Above-ground pool Pool Heater Spa/Hot Tub
327 | 105a. Were proper permits and approvals obtained?

328 | 105b. Are you aware of any leaks or other defects with the filter or the walls or other structural or
329 | mechanical components of the pool or spa/hot tub?

330 | 105c. If an in-ground pool, are you aware of any water seeping behind the walls of the pool?
331 | 106. Indicate which of the following may be included in the sale? (Indicate Y for yes N for no.)

332 | Refrigerator

333 | Range

334 | Microwave Oven

335 | Dishwasher

336 | Trash Compactor

337 | Garbage Disposal

338 | In-Ground Sprinkler System

339 | Central Vacuum System

340 | Security System

341 | Washer

342 | Dryer

343 | Intercom

344 | Other

345 | 107. Of those that may be included, is each in working order?
346 | If "no," identify each item not in working order, explain the nature of the problem:
347 | _____

348 |

349 |

350 |

51 **SOLAR PANEL SYSTEMS**

52 By completing this section, Seller is acknowledging that the Property is serviced by a Solar Panel System, which means a system of solar
53 panels designed to absorb the sunlight as a source of energy for generating electricity or heating, any and all inverters, net meter, wiring,
54 roof supports and any other equipment pertaining to the Solar Panels (collectively, the "Solar Panel System"). This information may be
55 used, among other purposes, to prepare a Solar Panel Addendum to be affixed to and made a part of a contract of sale for the Property.
56

57 Yes No Unknown

58 108. When was the Solar Panel System installed? _____
59 109. Are SRECs available from the Solar Panel System?
60 109a. If SRECs are available, when will the SRECs expire? _____
61 110. Is there any storage capacity on your Property for the Solar Panel System?
62 111. Are you aware of any defects in or damage to any component of the Solar Panel System? If yes, explain: _____
63

64 **112. Choose one of the following three options:**

65 112a. The Solar Panel System is financed under a power purchase agreement or other type of financing
66 arrangement which requires me/us to make periodic payments to a Solar Panel System provider
67 in order to acquire ownership of the Solar Panel System ("PPA")? If yes, proceed to Section A
68 below.
69 112b. The Solar Panel System is the subject of a lease agreement. If yes, proceed to Section B below.
70 112c. I/we own the Solar Panel System outright. If yes, you do not have to answer any further questions.
71

72 **SECTION A - THE SOLAR PANEL SYSTEM IS SUBJECT TO A PPA**

73 113. What is the current periodic payment amount? \$_____
74 114. What is the frequency of the periodic payments (check one)? Monthly Quarterly
75 115. What is the expiration date of the PPA, which is when you will become the owner of the Solar Panel
76 System? _____ ("PPA Expiration Date")
77 116. Is there a balloon payment that will become due on or before the PPA Expiration Date?
78 117. If there is a balloon payment, what is the amount? \$_____

79 **118. Choose one of the following three options:**

80 118a. Buyer will assume my/our obligations under the PPA at Closing.
81 118b. I/we will pay off or otherwise obtain cancellation of the PPA as of the Closing so that the Solar
82 Panel System can be included in the sale free and clear.
83 118c. I/we will remove the Solar Panel System from the Property and pay off or otherwise obtain
84 cancellation of the PPA as of the Closing.
85

86 **SECTION B - THE SOLAR PANEL SYSTEM IS SUBJECT TO A LEASE**

87 119. What is the current periodic lease payment amount? \$_____
88 120. What is the frequency of the periodic lease payments (check one)? Monthly Quarterly
89 121. What is the expiration date of the lease? _____

90 **122. Choose one of the following two options:**

91 122a. Buyer will assume our obligations under the lease at Closing.
92 122b. I/we will obtain an early termination of the lease and will remove the Solar Panel System prior to
93 Closing.
94

95 **SECTION C - THE SOLAR PANEL SYSTEM IS SUBJECT TO ENERGY CERTIFICATE(S)**

96 123. Are Solar Transition Renewable Energy Certificates ("TRECs") available from the Solar Panel
97 System?
98 123a. If TRECs are available, when will the TRECs expire? _____
99 124. Are Solar Renewable Energy Certificates IIs ("SREC IIs") available from the Solar Panel System?
100 124a. If SREC IIs are available, when will the SREC IIs expire? _____

101 **LEAD PLUMBING**

102 Yes No Unknown
103 104

105 125. Are you aware of the presence of any lead plumbing, including but not limited to any service line,
106 piping materials, fixtures, and solder. If "yes," explain: _____

11 **WATER INTRUSION**

12 Yes No Unknown

13

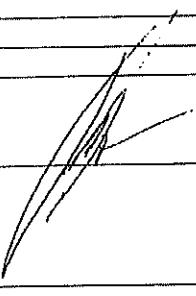
14 126. Are you aware of any water leakage, accumulation or dampness, the presence of mold or other similar
15 natural substance, or repairs or other attempts to control any water or dampness problem on the
16 property? If yes, please describe the nature of the issue and any attempts to repair or control it: _____

17
18 If yes, pursuant to New Jersey law, the buyer of the real property is advised to refer to the 'Mold
19 Guidelines for New Jersey Residents' pamphlet issued by the New Jersey Department of Health
20 (www.njrealtor.com/mold-guidelines-pamphlet) and has the right to request a physical copy of
21 the pamphlet from the real estate broker, broker-salesperson, or salesperson.

22
23 **ACKNOWLEDGMENT OF SELLER**

24 The undersigned Seller affirms that the information set forth in this Disclosure Statement is accurate and complete to the best of Seller's
25 knowledge, but is not a warranty as to the condition of the Property. Seller hereby authorizes the real estate brokerage firm representing
26 or assisting the seller to provide this Disclosure Statement to all prospective buyers of the Property, and to other real estate agents. Seller
27 alone is the source of all information contained in this statement. If the Seller relied upon any credible representations of another, the
28 Seller should state the name(s) of the person(s) who made the representation(s) and describe the information that was relied upon.

29 _____
30 _____
31 _____
32 _____
33 _____
34 _____

35 
36 SELLER DATE 10-28-23

37 SELLER DATE _____

38 SELLER DATE _____

39 SELLER DATE _____

40 **EXECUTOR, ADMINISTRATOR, TRUSTEE**

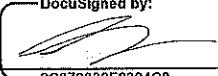
41 (If applicable) The undersigned has never occupied the property and lacks the personal knowledge necessary to complete this Disclosure
42 Statement.

43 _____ DATE _____

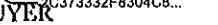
44 _____ DATE _____

71 **RECEIPT AND ACKNOWLEDGMENT BY PROSPECTIVE BUYER**

72 The undersigned Prospective Buyer acknowledges receipt of this Disclosure Statement prior to signing a Contract of Sale pertaining to
73 this Property. Prospective Buyer acknowledges that this Disclosure Statement is not a warranty by Seller and that it is Prospective Buyer's
74 responsibility to satisfy himself or herself as to the condition of the Property. Prospective Buyer acknowledges that the Property may be
75 inspected by qualified professionals, at Prospective Buyer's expense, to determine the actual condition of the Property. Prospective Buyer
76 further acknowledges that this form is intended to provide information relating to the condition of the land, structures, major systems and
77 amenities, if any, included in the sale. This form does not address local conditions which may affect a purchaser's use and enjoyment of
78 the property such as noise, odors, traffic volume, etc. Prospective Buyer acknowledges that they may independently investigate such local
79 conditions before entering into a binding contract to purchase the property. Prospective Buyer acknowledges that he or she understands
80 that the visual inspection performed by the Seller's real estate broker/broker-salesperson/salesperson does not constitute a professional
81 home inspection as performed by a licensed home inspector.

82  DocuSigned by:

83 3/27/2024 | 9:14 PDT

84  PROSPECTIVE BUYER

85 DATE

86 PROSPECTIVE BUYER

87 DATE

88 PROSPECTIVE BUYER

89 DATE

90 PROSPECTIVE BUYER

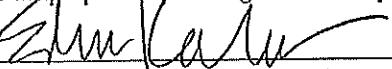
91 DATE

92 **ACKNOWLEDGMENT OF REAL ESTATE BROKER/BROKER-SALESPERSON/SALESPERSON**

93 The undersigned Seller's real estate broker/broker-salesperson/salesperson acknowledges receipt of the Property Disclosure Statement
94 form and that the information contained in the form was provided by the Seller.

95 The Seller's real estate broker/broker-salesperson/salesperson also confirms that he or she visually inspected the property with reasonable
96 diligence to ascertain the accuracy of the information disclosed by the seller, prior to providing a copy of the property disclosure statement
97 to the buyer.

98 The Prospective Buyer's real estate broker/broker-salesperson/salesperson also acknowledges receipt of the Property Disclosure Statement
99 form for the purpose of providing it to the Prospective Buyer.

100 

101 DATE

102 SELLER'S REAL ESTATE BROKER/
103 BROKER-SALESPERSON/SALESPERSON:

104 

105 DATE

106 BUYER'S REAL ESTATE BROKER/
107 BROKER-SALESPERSON/SALESPERSON:



NEW JERSEY REALTORS®
ADDENDUM REGARDING PRIVATE SEWAGE DISPOSAL
(OTHER THAN CESSPOOL)

©2016 NEW JERSEY REALTORS®, INC.

1 This Addendum is attached to and made a part of either the New Jersey Realtors® Standard Form of Real Estate Sales
2 Contract, Form 118 or the New Jersey Realtors® Standard Form of Real Estate Sales Contract for Vacant One-Family Lots,
3 Form 141 (the "Contract"). If this Addendum conflicts with the Contract, then this Addendum shall control.

4
5 (A) Seller represents to Buyer that the Property is serviced by a private subsurface sewage disposal system (the "Septic System"), other than
6 a Cesspool.

7 (B) Buyer waives the right to investigate and/or test the Septic System.

8
9 (C) Buyer is exercising the right, at Buyer's sole expense, to inspect and test the Septic System (the "Tests"). All Tests shall be
10 conducted by reputable firms and individuals that possess the required training, experience, certifications, licenses, insurance and other
11 qualifications to conduct the Tests in a safe and competent manner. All Tests shall also be conducted in compliance with all applicable
12 laws and regulations. Buyer, at Buyer's sole expense, shall promptly repair any damages to the Property or the Septic System caused by
13 Buyer or Buyer's consultants, inspectors or other individuals dealing with the Septic System on Buyer's behalf and promptly restore the
14 Property and Septic System to their condition existing prior to the Tests. Buyer's obligations in this Section (C) shall survive the Closing
15 or cancellation of this Contract.

16
17 1. The Tests shall be conducted and a report delivered by Buyer to Seller within ____ (if left blank, then 10) calendar days after
18 the attorney-review period is completed, or, if this Contract is timely disapproved by an attorney, as provided in the Attorney-Review
19 Clause Section of this Contract, then within ____ (if left blank, then 10) calendar days after the parties agree to terms of this Contract,
20 and Buyer shall use best efforts to obtain it. At the time the report is delivered to Seller, Buyer shall notify Seller in writing whether Buyer
21 is satisfied with the Tests. If Buyer is satisfied with the Tests, the parties shall proceed with this Contract.

22
23 2. If Buyer is not satisfied with the Tests, then Buyer may elect, in a written notice to Seller delivered with the report, to either (a) request
24 a credit against the Purchase Price from Seller for the amount that the firm or individual retained by Buyer estimates it will cost to correct
25 any problems relating to the Septic System identified in the report, (b) request that Seller correct the problems identified in the report
26 at Seller's cost prior to the Closing (the "Septic System Work"), or (c) cancel this Contract. If this Contract is cancelled pursuant to this
27 paragraph (C) 2, then all deposit monies will be returned to Buyer, provided Buyer has complied with Buyer's obligations to repair and
28 restore the Property set forth in this Section (C) and, after the deposit monies are returned to Buyer, neither party shall have any further
29 rights or obligations under this Contract, except those that expressly survive cancellation. If Buyer is given a credit against the Purchase
30 Price, Buyer shall be responsible for correcting the problems identified in Buyer's report and any problems encountered during the
31 performance of the Septic System Work and obtaining any and all applicable permits.

32
33 3. If Buyer makes a request to Seller pursuant to paragraph (C) 2 (b), Seller may elect, in a written notice to Buyer, to either (a) cancel
34 this Contract or (b) attempt to negotiate an amendment of this Contract mutually acceptable to the parties to undertake the Septic
35 System Work. If the parties do not fully execute a mutually acceptable amendment to the Contract within ____ (if left blank, then
36 10) calendar days of Buyer's request that Seller conduct the Septic System Work or provide Buyer a credit, then either party may cancel
37 this Contract. If either party cancels this Contract pursuant to this paragraph, then all deposit monies will be returned to Buyer, provided
38 Buyer has complied with Buyer's obligations to repair and restore the Property set forth in Section (C) and, after the deposit monies
39 are returned to Buyer, neither party shall have any further rights or obligations under this Contract, except those that expressly survive
40 cancellation.

41
42 4. If Seller agrees to be responsible for correcting the problems identified in Buyer's report or any problems encountered during the
43 performance of the Septic System Work and (a) the problems are not corrected and any and all applicable permits issued within ____
44 (if left blank, then 10) calendar days from Seller's agreement to perform the Septic System Work, (b) Seller incurs more than \$ ____
45 to complete the Septic System Work, or (c) Buyer disputes the adequacy or sufficiency of the Septic System Work, then either party shall
46 have the right to cancel this Contract by written notice to the other. If either party cancels this Contract pursuant to this paragraph, then
47 all deposit monies will be returned to Buyer, provided Buyer has complied with its obligations to repair and restore the Property as set forth
48 in this Section (C) and, after the deposit monies are returned to Buyer, neither party shall have any further rights or obligations under this
49 Contract, except those that expressly survive cancellation.

50
51
52
53
54
55
56



57 5. If Buyer proceeds with this Contract and purchases the Property, Buyer shall purchase the Septic System in its "as is" conditions, and
58 Buyer shall waive any and all rights or claims with respect to Seller concerning the condition of the Septic System and compliance of the
59 Septic System with any and all applicable laws.
60
61 **WITNESS:**

DocuSigned by:

90379392F8994e8...

3/27/2024 | 9:14 PD

BUYER

Date

BUYER

Date

BUYER

Date

BUYER

Date

SELLER

3/27/2024

Paul Dolengo

90379392F8994e8...

Date

SELLER

Date

SELLER

Date

SELLER

Date

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KELLERWILLIAMS.

**NOTIFICATION on SMOKE & CARBON Monoxide Detector, Fire
Extinguisher, and CCO for Seller, Buyer, Landlord and Tenant**

Smoke Detector & Carbon Monoxide Detectors

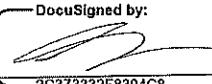
In compliance with the New Jersey law regarding smoke detectors and carbon monoxide detectors, it is the Seller/Landlord's responsibility (unless otherwise delegated or noted) to obtain a satisfactory inspection and certification of same. This law applies to all dwellings in the State of New Jersey. The inspections and certifications are obtained from the local municipality and or the fire department. Failure to comply could result in fines and a delay in closing of title. *Contact your municipality to ensure the appropriate information is obtained for smoke detectors and carbon monoxide detectors.*

Fire Extinguishers

In compliance with the fire extinguisher regulations, all dwelling units in a building with fewer than three dwelling units [i.e., condo, co-op, single-family, two family, multi-family] are to be equipped with at least one portable fire extinguisher, at the expense of the Seller/Landlord or with a transfer. This law became effective in November 2005. Sellers/Landlord's and transferees who do not comply with these provisions shall be subject to fines, which may be collected and enforced by the local enforcement agencies. *Contact your municipality to ensure the appropriate information is obtained for fire extinguishers.*

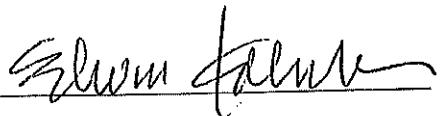
Certificate of Occupancy/Certificate of Continuing Occupancy

Please contact your municipality to ensure the appropriate information is obtained for a CCO, CO or any required documents for closing. It is the Seller/Landlord's responsibility to provide these documents for transfer of title or rental should the municipality require.

DocuSigned by:

2C373332F8304C6...

[Signature]

[Signature]


[Agent Signature]

For Real Estate Professional use in NJ

Trade Service **\$125**
Call Fee

PRICING

Single-family Home (SFH)

Rate without A/C

Condo/Townhome/Mobile Home

Rate without A/C

New Construction SFH (Years 2-5)

Rate without A/C

New Construction Condo (Years 2-5)

Rate without A/C

BEST COVERAGE	
Shield Complete	
1 Year	2 Years
<input type="checkbox"/> \$1,100	<input type="checkbox"/> \$2,200
<input type="checkbox"/> \$800	<input type="checkbox"/> \$1,700
<input type="checkbox"/> \$975	<input type="checkbox"/> \$1,950
<input type="checkbox"/> \$700	<input type="checkbox"/> \$1,560
<input type="checkbox"/> \$1,815	
<input type="checkbox"/> \$1,450	
<input type="checkbox"/> \$1,810	
<input type="checkbox"/> \$1,285	

Shield Plus	
Shield Essential	
1 Year	2 Years
<input type="checkbox"/> \$835	<input type="checkbox"/> \$1,670
<input type="checkbox"/> \$870	<input type="checkbox"/> \$1,340
<input type="checkbox"/> \$710	<input type="checkbox"/> \$1,420
<input type="checkbox"/> \$570	<input type="checkbox"/> \$1,140
<input type="checkbox"/> \$1,380	
<input type="checkbox"/> \$1,100	
<input type="checkbox"/> \$1,170	
<input type="checkbox"/> \$935	



Seller Coverage Option

\$65

\$85

\$65

\$65

SFH/Condo/Townhome/Mobile Home (New Construction (Year 3-5))

1 Year	2 Years
<input type="checkbox"/> \$168	
<input type="checkbox"/> \$100	<input type="checkbox"/> \$200
<input type="checkbox"/> \$15	<input type="checkbox"/> \$30
<input type="checkbox"/> \$100	<input type="checkbox"/> \$200
<input type="checkbox"/> \$75	<input type="checkbox"/> \$150
<input type="checkbox"/> \$285	<input type="checkbox"/> \$570
<input type="checkbox"/> \$400	<input type="checkbox"/> \$800

OPTIONAL COVERAGE FOR BUYERS

Electronics Protection Plan*

Roof Leak Repair* (Included in Shield Complete)

Specialty Units* (built-in bar fridges, kegerators, and drawer refrigerators)

Well Pump*

Septic System Pumping and Septic Sewage Ejector Pump*

Pool and Built-In Spa Equipment

Saltwater Pool and Built-In Spa Equipment

NOTE: Unless otherwise noted, all prices shown are for homes under 5,000 sq. ft. To obtain quotes for single-family homes over 5,000 sq. ft., or for guestural pricing and multiple-unit properties (such as duplex, triplex, and four-plexes), please call 800.735.4663.

NOTE: Add tax where required by law. To obtain exact tax amounts, please call 800.735.4663.

ENROLLMENT FORM

PROPERTY INFORMATION

Property Address to be Covered

City _____ State _____ ZIP _____

Home Sq. Ft. _____ Listing Expiration Date (Ex: 2024)

SELLER

First Name _____ Last Name _____

Phone Number _____ Email Address _____

Mailing Address (if different from above)

BUYER

First Name _____ Last Name _____

Phone Number _____ Email Address _____

Mailing Address (if different from above)

CLOSING COMPANY

Closing Company Name _____ Main Office Phone Number _____

Closing Company Address _____ Fax Phone Number _____

City _____ State _____ ZIP _____

Estimated Closing Date _____ Closing Number _____

Closing Representative Name _____

Closing Rep Email _____

REAL ESTATE COMPANY

Initiating Real Estate Associate _____

Buyer Seller

Real Estate Company _____

Main Office Phone Number _____

Real Estate Office Address _____

MORRISTOWN NJ 07960

Agent Name _____

KAREN

473-670-8338

Agent Mobile Phone Number _____

Agent Email _____

Buyer Home Warranty _____

\$ _____

Buyer Optional Coverage Total _____

\$ _____

Seller Coverage Option _____

\$ _____

Sales Tax _____

\$ _____

Grand Total _____

\$ _____

NOTE: Add tax where required by law. To obtain exact tax amounts, please call 800.735.4663.

I accept the benefits of American Home Shield home warranty coverage.

I decline the opportunity to purchase American Home Shield home warranty coverage.

DocuSigned by:



Date

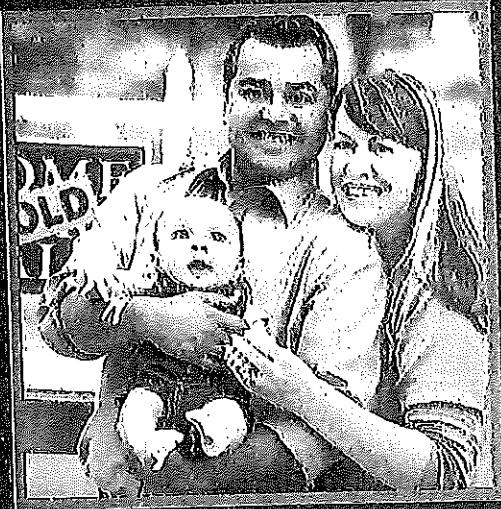
3/27/2024 | 9:14 PDT

Home Buyer or Seller Signature F8304CB... Date

(Real estate professional) have presented American Home Shield home warranty

coverage to my client.

The product being offered is a service contract and is separate and distinct from any product or service warranty which may be provided by the home builder or manufacturer. See the product contract for coverage details including service fees, deductible and exclusions. Coverage for non-covered items may exist. This is subject to \$50,000 aggregate limit of liability. *Electronics Protection Plan: The Electronics Protection Plan is provided by American Home Shield and can only be purchased in conjunction with an American Home Service Plan. This is subject to a \$2,000 per claim limit and a \$500 aggregate limit of liability. **Not available for code or non-code jurisdictions. *Available only with the SHP2024 and SHP2024 Complete plans. **Deductible amount is \$250 per claim. Premium, MSA, and SCA are not required to buy it through a broker or sales associate.



Protect Your Family From Lead in Your Home

DS



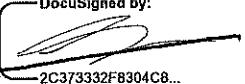
United States
Environmental
Protection Agency

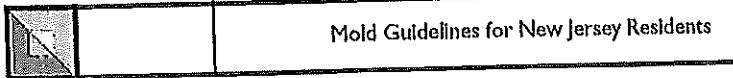


United States
Consumer Product
Safety Commission



United States
Department of Housing
and Urban Development

DocuSigned by:

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NJ Department of Health
Consumer, Environmental and Occupational
Health Service
Environmental and Occupational Health
Assessment Program
P.O. Box 369
Trenton, NJ 08625-0369

Phone: 609-826-4950
Fax: 609-826-4975
Website: www.nj.gov/health/iep

CAUTION — Your Action is Required Soon

US Department of Housing
and Urban Development
Federal Housing Administration (FHA)

OMB Approval No: 2502-0538
(exp. 08/30/2021)



For Your Protection: Get a Home Inspection

You must make a choice on getting a Home Inspection. It is not done automatically.

You have the right to examine carefully your potential new home with a professional home inspector. But a home inspection is not required by law, and will occur only if you ask for one and make the arrangements. You may schedule the inspection for before or after signing your contract. You may be able to negotiate with the seller to make the contract contingent on the results of the inspection. For this reason, it is usually in your best interest to conduct your home inspection as soon as possible if you want one. In a home inspection, a professional home inspector takes an in-depth, unbiased look at your potential new home to:

- ✓ Evaluate the physical condition: structure, construction, and mechanical systems;
- ✓ Identify items that need to be repaired and
- ✓ Estimate the remaining useful life of the major systems, equipment, structure, and finishes.

The Appraisal is NOT a Home Inspection and does not replace an inspection.

An appraisal estimates the market value of the home to protect the lender. An appraisal does not examine or evaluate the condition of the home to protect the homebuyer. An appraisal only makes sure that the home meets FHA and/or your lender's minimum property standards. A home inspection provides much more detail.

FHA and Lenders may not Guarantee the Condition of your Potential New Home

If you find problems with your new home after closing, neither FHA nor your lender may give or lend you money for repairs. Additionally, neither FHA nor your lender may buy the home back from you. Ask a qualified home inspector to inspect your potential new home and give you the information you need to make a wise decision.

Your Home Inspector may test for Radon, Health/Safety, and Energy Efficiency

EPA, HUD and DOE recommend that houses be tested and inspected for radon, health and safety, and energy efficiency, respectively. Specific tests are available to you. You may ask about tests with your home inspector. In addition to the structural and mechanical systems inspection. For more information: Radon — call 1-800-SOS-Radon; Health and Safety — see the HUD Healthy Homes Program at www.HUD.gov; Energy Efficiency — see the DOE EnergyStar Program at www.energystar.gov.

Selecting a Trained Professional Home Inspector

Seek referrals from friends, neighbors, other buyers, realtors, as well as local listings from licensing authorities and local advertisements. In addition, consult the American Society of Home Inspectors (ASHI) on the web at: www.ashi.org or by telephone at: 1-800-743-2744.

We (check one) have read this document and understand that if I/we wish to get a home inspection, it is best to do so as soon as possible. The appraisal is not a home inspection. I/we will make a voluntary choice whether to get a home inspection. A home inspection will be done only if I/we ask for one and schedule it. Your lender may not perform a home inspection and neither FHA nor your lender may guarantee the condition of the home. Health and safety tests can be included in the home inspection if I/we choose.

[Signature] 3/27/2024 9:14 PDT

(Signed) Homebuyer

Date

(Signed) Homebuyer

Date

Public reporting burden for this collection is estimated at an average of 30 minutes to review the instructions, find the information, and complete this form. The agency cannot conduct or sponsor a collection of information unless a valid OMB number is displayed. You are not required to respond to a collection of information if this number is not displayed. Valid OMB numbers can be located on the OMB Internet page at <http://www.whitehouse.gov/library/omb/OMBINVC.html> - HUD if desired you can call 1-202-827-1000 to get information on where to send comments or suggestions about this form.

HUD-92564-CII (explanation)



Keller Williams Metropolitan, 44 Whippny Road, Suite 230 Morristown, NJ 07960

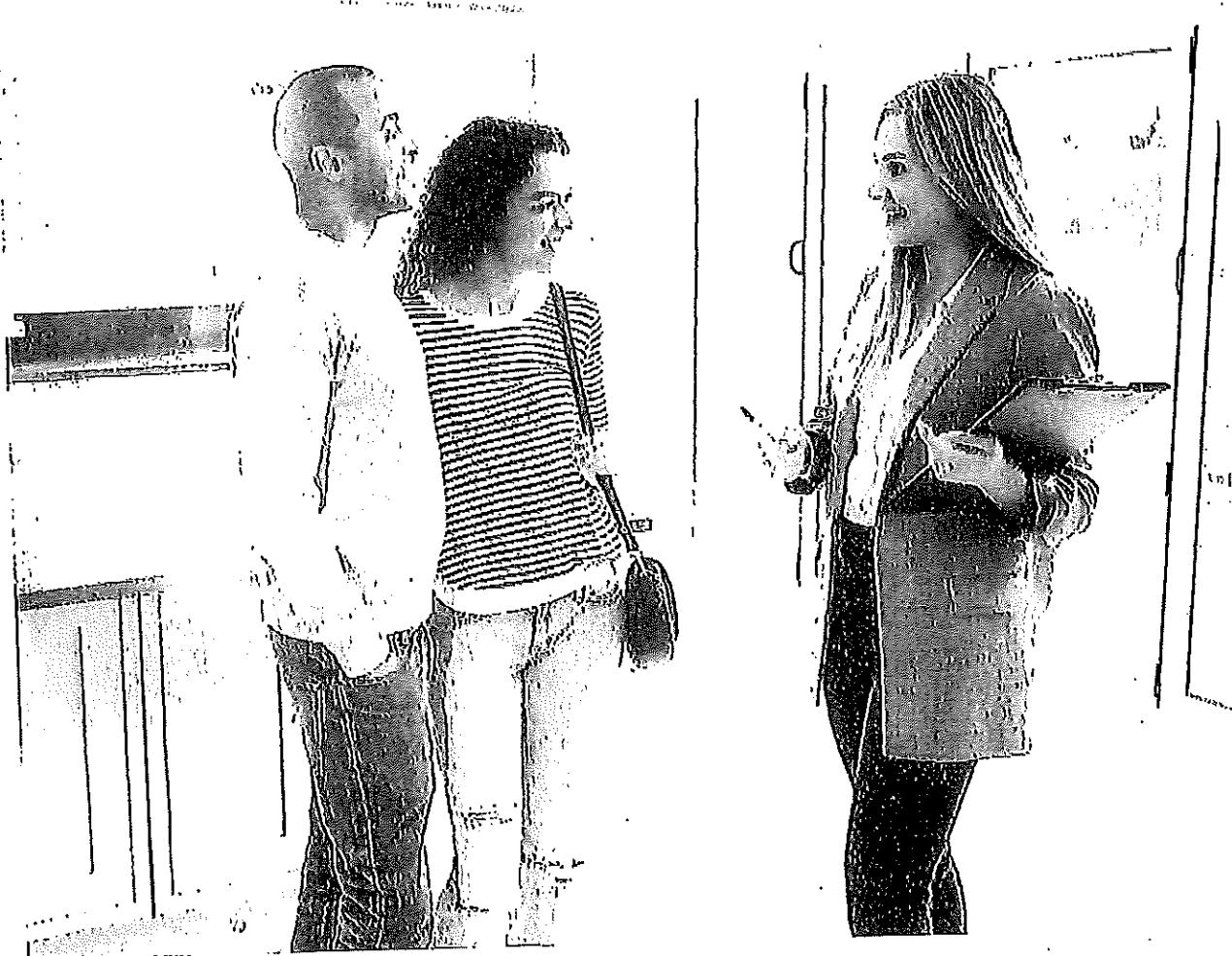
Phone: 9735391120

Fax: 9736055101

REAL ESTATE HOME WARRANTY PLANS

THE RIGHT PLAN MAKES ALL THE DIFFERENCE.

Be confident and in control
with American Home Shield.



YEARS OF
EXPERIENCE



HOME WARRANTY
CLAIMS PAID IN
THE LAST 7 YEARS



ITEMS
COVERED

American Home Shield



Coverage designed to simplify homeownership.

Different homes have different needs, so we offer three real estate warranty plans to fit every home and budget. Choose the one that works best for you and your new home, and move in with confidence.

ShieldEssentialSM Includes covered parts of many major home systems, like HVAC, electrical, and plumbing, plus a variety of additional home items.

ShieldPlusSM Includes all systems in the **ShieldEssential** plan, plus many major appliances like your clothes washer, dryer, refrigerator, stove, and more.

OUR MOST COMPREHENSIVE COVERAGE

ShieldCompleteSM includes all systems and appliances in the **ShieldEssential** and **ShieldPlus** plans, plus additional items — **one free HVAC tune-up,* modifications coverage up to \$1,000, roof leak repair coverage up to \$1,000,** unlimited refrigerant and more.**

See state-specific product and pricing flyer for more information.

See the plan contract at alris.com/contracts for coverage details, including service fees, limitations and exclusions. Charges for non-covered items may apply.

*Tune-ups are available seasonally (Spring: A/C; fall: heating) and offered by a third party. Your first tune-up of one unit is included for free per contract term. Service dates are limited and may vary based upon location. For buyer use only.

**Roof leak repair coverage not available for condos/townhomes/mobile homes. For buyer use only.



When your home systems and appliances break, your budget won't.

WHAT IS A HOME WARRANTY?

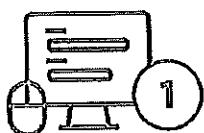
A home warranty is a one-year service agreement that covers the cost to repair or replace parts of home systems and appliances that break down over time.

WHAT TYPES OF HOMES WILL A HOME WARRANTY COVER?

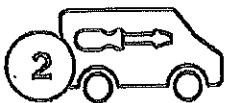
We cover single-family homes, older homes, condos, townhomes, duplexes, triplexes, and fourplexes, new construction, and mobile homes.

HOW DOES A HOME WARRANTY WORK?

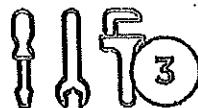
With coverage from American Home Shield, you know exactly what to do when things go wrong. It's as simple as this:



Request service online at ahs.com or by phone at 800.776.4663. Pay your Trade Service Call Fee.



We assign a local, qualified contractor.



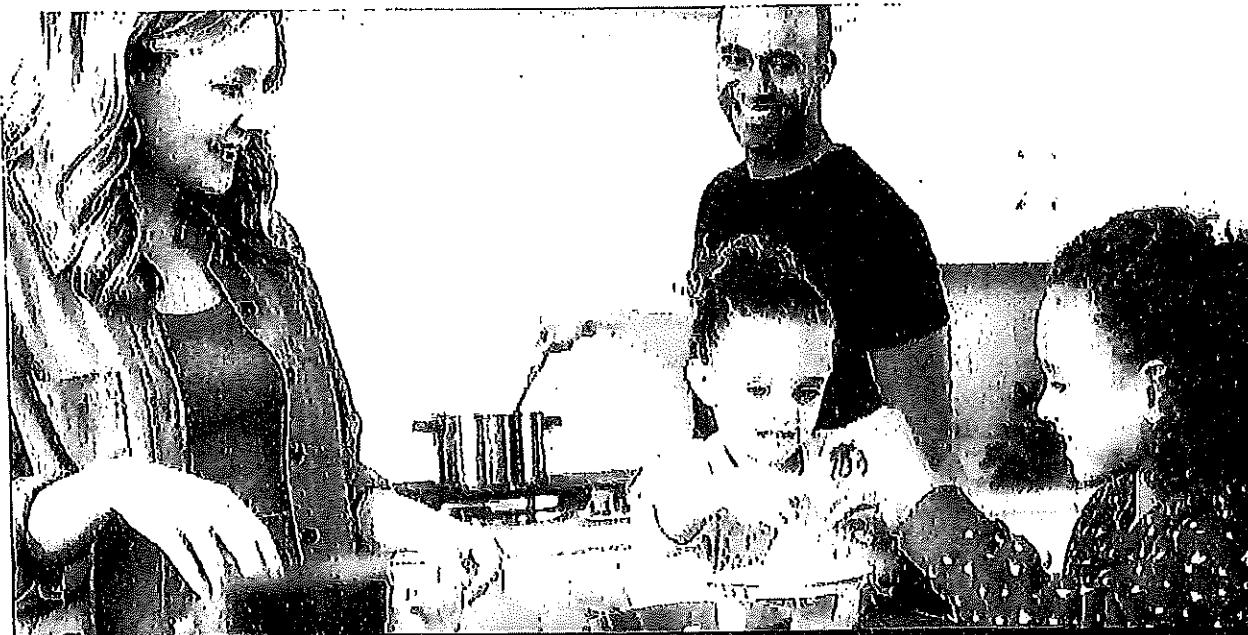
Your covered home system or appliance is repaired or replaced.

DO I NEED A HOME WARRANTY?

We think so. In fact, 1 in 4 new home buyers use their home warranty within the first 60 days of coverage.

The product being offered is a service contract and is separate and distinct from any product or service warranty which may be provided by the home builder or manufacturer.

See the plan contract at ahs.com/contracts for coverage details, including service fees, limitations and exclusions. Charges for non-covered items may apply.
*Subject to 10,000 sq. ft. maximum.



Seller Coverage Option

For up to six months while the home is on the market, sellers can get coverage for the same home systems and items (excluding rekey) included in **ShieldEssential**. No payment is due until the home closes.

Note: The Seller Coverage Option can be a great negotiating tool in real estate transactions when submitting offers or negotiating home inspection issues.

Coverage available for undetectable, pre-existing breakdowns, subject to a \$1,500 cap during the listing period, renewable upon review at the discretion of American Home Shield after 6-month period, up to 12 months.

Included in every plan:

Our Livable and Forgivable Coverage

This means you'll get coverage for things that aren't automatically included in many home warranty plans.

We cover breakdowns due to:

- ④ Normal wear and tear — no matter the age of the item
- ④ Insufficient maintenance
- ④ Rust, corrosion, or sediment
- ④ Improper installations or repairs
- ④ Mismatched HVAC systems

And includes things like:

- ④ Undetectable, pre-existing breakdowns
- ④ Removal of defective equipment
- ④ Refrigerant recapture, reclaim, and disposal
- ④ Permits and any correction of code violations (\$250 or more per agreement item will be required during a covered repair or replacement)



30-DAY WORKMANSHIP GUARANTEE

With our 30-day workmanship guarantee, if you have an issue with your completed repair within 30 days of service, we'll send a contractor back out for no additional cost.

Homeowners get more with American Home Shield.

You can add coverage to any plan to meet the needs of your new home, and you don't have to experience a breakdown to begin using your home warranty. Put your plan to work immediately by taking advantage of special member offers and discounts that make homeownership easier.

ADDITIONAL COVERAGE

- Ⓐ **Seller Coverage***
- Ⓐ **Roof Leak Repair****
(Included in plan price of ShieldComplete, and can be added to other plans)
- Ⓐ **Electronics Protection Plan†**
- Ⓐ **Well Pump**
- Ⓐ **Septic System Pumping and Septic Sewage Ejector Pump**
- Ⓐ **Pool/Spa Equipment**
- Ⓐ **Guest Unit**
- Ⓐ **And more**



SPECIAL MEMBER OFFERS

- Ⓐ **Smart Home Tech Installation and Setup Services‡**
- Ⓐ **Pre-season HVAC Tune-ups§**
(one free tune-up included in ShieldComplete)
- Ⓐ **And more**

Building a home?

NEW CONSTRUCTION PLAN

Stay covered from years two through five after the builder's warranty expires. This plan can also be purchased anytime within the first year after closing on new construction.

Additional Coverage and Special Member Offers are not included in the Seller Coverage Option. For buyer use only.

*Seller Coverage Option: Subject to a \$1,500 cap during the listing period. Renewable upon review at the discretion of American Home Shield after 6-month period, up to 12 months.

**Roof Leak Repair Coverage: Not available for condos/townhomes/mobile homes.

†Electronics Protection Plan: The Electronics Protection Plan is provided by Allstate Protection Plans and can only be purchased in conjunction with an American Home Shield® home service plan. Plan is subject to a \$2,000 per claim limit and a \$5,000 aggregate claim limit.

‡Smart Home Tech Installation and Setup Services: Smart home tech installation and setup services are provided by a third party. Not available in all areas.

§Pre-season HVAC Tune-ups: Tune-ups are available seasonally (spring: A/C; fall: heating) and offered by a third party. With the ShieldComplete plan, your first tune-up of one unit is included for free per contract term. Service dates are limited and may vary based upon location.

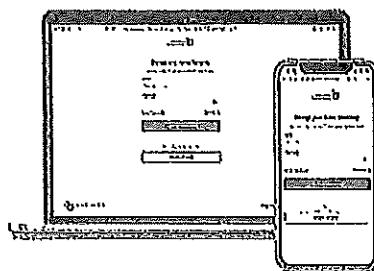


Sign up for coverage and become a member today.

Talk to your real estate professional about joining American Home Shield. Once you become a member, register for MyAccount to manage your home warranty plan online at ahs.com/my-account.

MyAccount makes it easy to:

- SUBMIT A SERVICE REQUEST ONLINE 24/7**
- MANAGE YOUR HOME WARRANTY**
- VIEW YOUR CONTRACT AND MANAGE PAYMENTS**
- RENEW COVERAGE ONLINE**
- CHECK THE STATUS OF SERVICE REQUESTS**
- AND MORE!**



Real estate professionals can place orders on behalf of clients by registering for Partner Portal at pro.ahs.com.

For sales info, call **800.735.4663**, ext. 1.

NEW JERSEY

COVERAGE OVERVIEW

REAL ESTATE HOME WARRANTY PLANS AND PRICING

Coverage may not be available in all areas.

SYSTEMS

Air Conditioning (including geothermal systems*)

	Shield Complete	Shield Plus	Shield Essential	Seller Coverage Option
Air Conditioning (including geothermal systems*)	o	o	o	o
Heating (including geothermal systems*)	o	o	o	o
Plumbing (including stoppages, sump pumps, plumbing sewage ejector pumps)	o	o	o	o
Ductwork	o	o	o	o
Electrical	o	o	o	o
Water Heaters	o	o	o	o

APPLIANCES

Clothes Washers

Clothes Washers	o
Clothes Dryers	o
Refrigerators	o
Built-In Microwave Ovens	o
Dishwashers	o
Garbage Disposals	o
Ranges/Ovens/Cooktops	o

ADDITIONAL HOME ITEMS

Rekey Service*

Rekey Service*	o	o	o
Ceiling Fans	o	o	o
Doorbells	o	o	o
Garage Door Openers	o	o	o
Built-In Exhaust Fan (including bathroom, attic, and whole house fans)	o	o	o
Installed Instant Hot/Cold Water Dispensers	o	o	o

COVERAGE LIMITS

Limits shown are available per agreement term.

HVAC Limit (per system)

\$15,000 \$15,000 \$15,000 \$1,500

Refrigerant (included in the \$15,000 HVAC limit)

Unlimited \$10/lb covered \$10/lb covered \$10/lb covered

Roof Leak Repair

\$1,000 \$1,000 w/Add-on \$1,000 w/Add-on —

Appliances (per item)

\$7,000 \$4,000 — —

Correction of Code Violations, Permits, and Modifications (shared limit for all)

\$1,000 — — —

Correction of Code Violations

Included above \$250 \$250 \$250

Permits

Included above \$250 \$250 \$250

Modifications

Included above — — —

SPECIAL MEMBER OFFERS

Fees vary by service and are due at time of request.

① Smart Home Tech Installation and Setup Services*

Available Available Available —

② Pre-season HVAC Tune-ups!

One Included Available Available —



Livable and Forgivable Coverage Included in all plans.



We cover breakdowns due to:

① Normal wear and tear — no matter the age of the item

② Insufficient maintenance

③ Rust, corrosion, or sediment

④ Improper installations or repairs

⑤ Mismatched HVAC systems

And include things like:

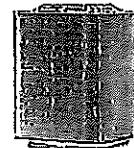
⑥ Undetectable, pre-existing breakdowns

⑦ Removal of defective equipment

⑧ Refrigerant recapture, reclaim, and disposal

⑨ Permits and correction of code violations
(175 or more per agreement term when required during a covered repair or replacement)

Seller Coverage Option



Cover your home for up to 6 months while it's on the market with all the same home systems and items (excluding rekey service) from the **Shield Essential** plan. Best of all, no payment is due until the home closes.

NOTE: The Seller Coverage Option can be a great negotiating tool in real estate transactions when submitting offers or negotiating home inspection issues.*

*Coverage available for undetectable, pre-existing breakdowns, subject to a \$1,500 cap during the filing period. Renewal option available at the discretion of American Home Shield after 6-month period, up to 12 months.

Real estate professionals can order on your behalf by:

1. Visiting pro.ahs.com

2. Calling 800.735.4663, ext. 1

3. Mailing enrollment application with payment:

AHS, P.O. Box 650993,
Dallas, TX 75265-0993

4. Mailing enrollment application without payment:

AHS, 1524 US HWY 30 E,
Carroll, IA 51401

The product being offered is a service contract and is separate and distinct from any product or service warranty which may be provided by the home builder or manufacturer.

See ahs.com/contracts for coverage details including service fees, limitations and exclusions. Charges for non-covered items may apply. Plans are subject to \$50,000 aggregate limit of liability.

*Subject to an item specific limit of \$7,000.

*Rekey service is an added benefit and may be offered by a third party. For buyer use only.

Smart Home Tech Installation and Setup Services: Smart Home Tech Installation and Setup Services are provided by a third party. For buyer use only. Not available in all areas.

Pre-season HVAC Tune-ups: Tune-ups are available statewide (spring, A/C; fall, heating) and offered by a third party. With the **Shield Complete** plan, your fall tune-up is included for free per contract term. Service dates are limited and may vary based upon location. For buyer use only.